Karen Johnson Davidson County
Batch# 1452514 DEEDQC
07/29/2026 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069814

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 28 day of JULY, 2026. Notary Public My Commission Expires: 06/26/2028 This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

VANESSA DOLBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-26-2028

QUITCLAIM DEED

THIS INDENTURE, made this 28 day of July 2026, among:

SARAH ELIZABETH BEDORE, A MARRIED WOMAN
FKA SARAH ELIZABETH BAKER, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DANIEL JEFFERY BEDORE, A MARRIED MAN
FKA DANIEL JEFFERY BEDORE, A WIDOWER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page 136 though 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Jeffery Bedore, a widower and Sarah Elizabeth Baker, an unmarried woman by Warranty Deed from Ashley L. Kohorst, an unmarried woman dated June 24, 2024, and recorded June 26, 2024, at Instrument No. 20240626-0047842, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3363 Mimosa Drive, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Sarah Elizabeth Bedore.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sarah Elizabeth Bedore FKA Sarah Elizabeth Baker

SARAH ELIZABETH BEDORE FKA SARAH ELIZABETH BAKER

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Sarah Elizabeth Bedore**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of July, 2026.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

Daniel Jeffery Bedore
3363 Mimosa Drive
Nashville, TN 37211

Responsible Party For Taxes:

Daniel Jeffery Bedore
3363 Mimosa Drive
Nashville, TN 37211

Tax Map and Parcel: 133-07-0-175.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 28, 2026.

Affiant Signature

07/28/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 28th day of July, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY