THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 192327 DEEDQC
02/06/2019 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190206-0011400

**REGISTER of DEEDS and ASSESSOR'S OFFICE PLEASE NOTE:** The purpose of this Quitclaim Deed is to combine into **one** (1) new tax parcel the within referenced and described **seven** (7) contiguous tax parcels, which are currently assessed and taxed separately under the below recited seven (7) tax parcel identification numbers.

**PREPARER'S DISCLAIMER**: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#s: |
|---|---|---|
| Bell Group, LLC<br>5133 Harding Pike, Suite B3<br>Nashville, TN 37205 | Same as Owner | 060-13-0-043.00,<br>060-13-0-042.00,<br>060-13-0-041.00,<br>060-13-0-040.00,<br>060-13-0-039.00,<br>060-13-0-038.00, &<br>060-13-0-037.00 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Bell Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Bell Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of Grantor's right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being a tract of land, lying in the 2nd council district of Metropolitan Nashville, Davidson County, Tennessee, being all of **Lots 27, 28, 29, 30, 31, 32, and 33** of the **Plan of J.B. Haynie's Dudley Bell Plan**, as recorded in Plat book 57, page 167, R.O.D.C.T. and being more particularly described now together as follows:

Beginning at a rebar with cap found at the northwest corner of the Jerry W. Snow property, as recorded in Instrument #20150115-0004277, R.O.D.C.T., the same being the northeast corner of Lot 33 of the aforementioned Bell Plan;
Thence, with the west boundary of the Snow property, South 08 degrees 09 minutes 38 seconds West, 155.21 feet to a rebar with OHM Advisors cap set in the center of unimproved Alley #1089;
Thence with the center of said Alley, South 87 degrees 36 minutes 14 seconds West, 349.30 feet to a rebar with OHM Advisors cap set in the east boundary of the Jeffrey and Laura martin property, as recorded in Instrument # 20031229-0183263, R.O.D.C.T.;
Thence, with said boundary, North 08 degrees 32 minutes 12 seconds East, 155.54 feet to rebar with cap found in the south right-of-way of Haynie Avenue (50' Public R.O.W.), the same being the northwest corner of Lot 27 of the Bell Plan;
Thence, with said right-of-way, North 87 degrees 37 minutes 32 seconds East, 348.23 feet to the Point of Beginning.

The above described tract contains 1.22 acres (53,241 sq.ft.) more or less. It is subject to the right-of-way of Alley 1089 on the south. This description is based on a survey by OHM Advisors, dated August 29, 2018, and is subject further to findings of an accurate title search.

Being the same property conveyed to Bell Group, LLC, a Tennessee limited liability company, by Warranty Deed from Michael King, a single person, of record on 10/23/2018, at Instrument No. 20181023-0104996, Davidson County Register of Deeds.

**Witness the hand of the Grantor's representative below, this** 4th **day of February, 2019:**

**Bell Group, LLC, a Tennessee limited liability company**

**By:** x _____

**Name:** Derek Bell

**Title:** Sole Member

**STATE OF Tennessee** )
)
**COUNTY OF** Williamson )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Derek Bell**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Sole Member** of **Bell Group, LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that he executed the foregoing instrument in behalf of **Bell Group, LLC, a Tennessee limited liability company,** for the purposes therein contained.

Witness my hand and official seal on this the 6 day of February, **2019**:

_____
NOTARY PUBLIC

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Betsy Turnage
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF February, **2019**:

_____
Notary Public

My Commission Expires: 6/13/22

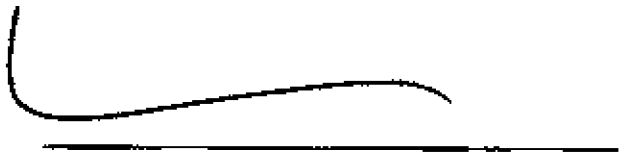
LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



201902060011400

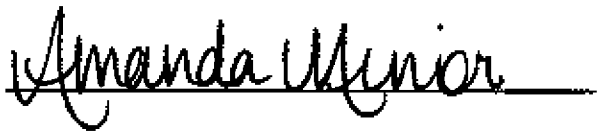
**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

