This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Karen Johnson Davidson County
Batch# 316677 DEEDQC
11/18/2019 10:11:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191118-0118485

This Instrument Was Prepared By:
Jackson M. Welch, Jr., Esq.
123 Fifth Avenue North
Franklin, Tennessee 37064

Address of New Owner:
James H. Bell, Trustee
126 Kenner Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Parcel ID:
Tract 1 - 11603006100
Tract 2 - 11603006000

EXECUTOR'S QUITCLAIM DEED

Know all persons by these presents that James H. Bell is the duly appointed Executor of the Estate of Joyce T. Bell, deceased (the "decedent"), which Estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 19P273 (a certified copy of his Letters Testamentary are attached hereto and incorporated herein by this referenced). Now, therefore, for and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said **James H. Bell**, in his capacity as Executor ("Grantor"), and in connection with the distribution of the estate of the decedent pursuant to the laws of the State of Tennessee and the Last Will and Testament of Joyce T. Bell, does hereby grant, transfer, release, remise and forever quitclaim unto **James H. Bell, Trustee of the Joyce T. Bell Trust created under the Last Will and Testament of Joyce T. Bell, and his successors in trust** ("Grantee"), all of the decedent's right, title, and interest in and to those certain tracts or parcels of land situated in Davidson County, Tennessee, with said tracts or parcels of land being more particularly described as follows:

Tract 1

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 10 in Kenner Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of Lot No. 10 fronts 50 feet on the easterly side of Kenner Avenue and runs back 237 feet, more or less, on the northerly line and 234 feet on the southerly line, to a 10 foot strip reserved and shows 50.08 feet on said strip.

Being the same property conveyed to Joyce Ann Taylor from Julius C. Taylor by Quitclaim

Deed of record in Book 6074, page 234, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Julius C. Taylor from Glenn C. Wallace and wife, Marie E. Wallace, by Warranty Deed of record in Book 2705, page 535, Register's Office for Davidson County, Tennessee.

This is improved property known as 126 Kenner Ave., Nashville, TN

Tract 2

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 10 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said Lot No. 10 fronts 50 feet on the easterly side of Kenner Avenue and runs back 240.5 feet on the north line and 237 feet more or less on the south line, to a 10-foot reserved strip, and measures 50.08 feet on said strip.

Being the same property conveyed to Joyce A. Taylor from Anna R. Grant, Executrix of the estate of Florence Cocreham, by Warranty Deed of record in Book 5598, page 380, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 124 Kenner Ave., Nashville, TN

The said Joyce Ann Taylor and Joyce T. Bell are one and the same person.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 12 day of September, 2019.

GRANTOR:

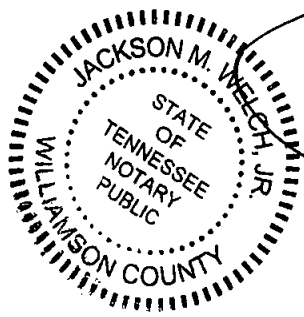
James H. Bell

James H. Bell,
Executor, Estate Joyce T. Bell, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, James H. Bell, Executor of the Estate of Joyce T. Bell, deceased, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville Tennessee, this 12 day of September, 2019.



Notary Public
My Commission Expires: 11-17-20

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JAMES H. BELL** DOCKET NO: **19P273**

*It appearing to the Court that **JOYCE T. BELL** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JAMES H. BELL**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **February 21st, 2019**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JAMES H. BELL** as **Executor** of the estate of **JOYCE T. BELL**, deceased, and I do further certify that **JAMES H. BELL** is still acting **Executor** of the estate of **JOYCE T. BELL** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 21st day of February 2019.

RICHARD R. ROOKER, Clerk

_____ D.C.