This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 549507 DEEDQC
01/07/2021 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210107-0003477

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Madelvie Deets
Affiant

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of January, 2021.

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rosia Bell, Trustee of the Rosia Lee Bell Revocable Trust 3993 Keeley Drive Nashville, TN 37211	Wells Fargo Home Mortgage P.O. Box 10335 Des Moines, IA 50306-0335	148-14-0-101.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Rosia Lee Bell a/k/a Rosia L. Bell, unmarried** ("Grantor") does hereby quitclaim and convey unto **Rosia Lee Bell, Trustee of the Rosia Lee Bell Revocable Trust dated November 12, 2009 and first amended on December 18, 2020** ("Grantee"), its heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Colewood Acres, Section II, of record in Book 3700, page 135, Register's Office for said County, and a triangular shape in the rear thereof, which together, are described according to a survey by Turner Engineering Company, dated January 7, 1969, as follows:

Beginning at a point in the southerly margin of Keeley Drive at a common corner of Lot Nos. 119 and 120, then southwardly with the dividing line between said Lots 102.5 feet to a point; thence with the rear line of Lot No. 121, 39.1 feet to a point; thence North 75 degrees 35 minutes West 49.9 feet to a point; thence North 32 degrees 53 minutes East 93.8 feet to a point, the corner of Lot No. 119; thence continuing with the westerly line of Lot No. 119, 46.7 feet to a point in the southerly margin of Keeley Drive; thence with said margin of said Drive eastwardly 85 feet to the point of beginning.

Being the same property conveyed to Rosia L. Bell by Warranty Deed from Miguel Reynaldo Jiron, married, dated May 31, 2012 recorded on June 4, 2012, of record in Instrument No. 20120604-0048597, Register's Office for Davidson County, Tennessee. Said Rosia L. Bell being one and the same as Rosia Lee Bell.

This is ☒ improved or ☐ unimproved property located at: **3993 Keeley Drive, Nashville, TN 37211.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2021.

GRANTOR:

Rosia Lee Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosia Lee Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of January, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

