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# 639195 DEEDWARR
05/19/2021 07:54:19 AM 4 pgs
Fees: $23.00 Taxes: $111.00
20210519-0067514

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Bell Group, LLC 439 Haynie Avenue Nashville, TN 37207	Bell Group C/O Brentwood Blind Co. 5133 Harding Pike, Ste B3 Nashville, TN 37205	060-13-0-009.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Sallie Anne Jones Adcock, Melinda Ann Rutledge-Mote, and Pamela Lorraine Rutledge, the heirs at law of Ailene Jones, a/k/a Sybiel Ailene Jones**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Bell Group, LLC, a Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real property lying and being in Davidson County, Tennessee, being Lot No. 1 on the plan of Haynie's Dudley Bell Plan, of record in Book 57, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ailene Jones by Warranty Deed from Leslie E. Smith, an unmarried man and Third National Bank in Nashville, Trustee under the Will of J.W. Rutherford, of record on May 20, 1988, at Book 7549, page 749, Davidson County Register of Deeds. Ailene Jones is now deceased. She is also known as Sybiel Ailene

Jones. An Affidavit of Heirship is filed at **Instrument No.** 20210519-0067513, Davidson County Register of Deeds, wherein it is stated that Ms. Jones was unmarried at her death, left no Last Will and Testament, and only ever bore or adopted three children, namely Sallie Anne Jones Adcock, Melinda Ann Rutledge-Mote, and Pamela Lorraine Rutledge, and that all three said children are now living.

This is property commonly known as 439 Haynie Avenue Nashville, TN 37207.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hands of the Grantors on the separate pages that follow, as of the dates noted below:

Pamela Rutledge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Rutledge,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of May, 2021:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$30,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 11th DAY OF May, 2021.

Notary Public

My Commission Expires: 7-17-22

AMY FREDERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sallie Ann Jones Adcock

Sallie Ann Jones Adcock

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sallie Ann Jones Adcock,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6 day of May, 2021:

Brenda J Snyder

Notary Public

My Commission Expires: 5-5-2023

BRENDA J SNYDER
Notary Public - Arizona
Maricopa County
Commission # 564239
My Comm. Expires May 5, 2023

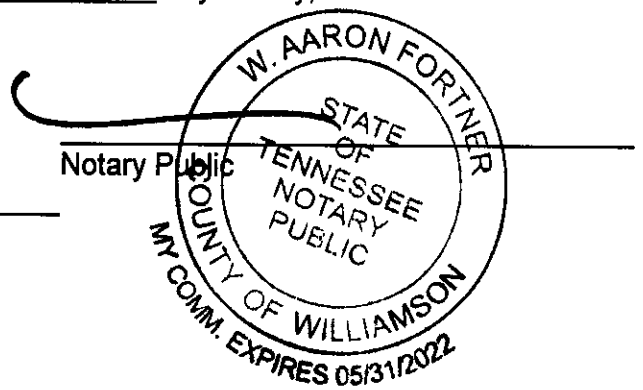
Melinda A Rutledge-Mote
Melinda Ann Rutledge-Mote

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melinda Ann Rutledge-Mote,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5 day of May, 2021:



Notary Public

My Commission Expires: _____