This Instrument Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402,
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 699113 DEEDQC
08/17/2021 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210817-0111415

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **John L. Bell and wife, Ernestine A. Bell** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **John Lewis Bell, Jr. and wife, Ernestine A. Bell, and Von La Treace Bell, unmarried,** (Grantees), all of our rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being part of Block No. 4 in G.T. Shegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, Page 1919, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the center of Doak Avenue, 200 feet westerly from the Southeast corner of said Block No. 4; running thence, westerly with the center of said Avenue 50 feet; thence, northerly and parallel with the East line of Block No. 4, 200 feet; thence, easterly and parallel with Doak Avenue; 50 feet; thence, southerly and parallel with said easterly line of Block No. 4, 200 feet to the BEGINNING.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20080731-0078366** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16 day of **August, 2021.**

John L. Bell
John L. Bell

Ernestine A. Bell
Ernestine A. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **John L. Bell and Ernestine A. Bell**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of **August, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$-0-**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 16 day of **August, 2021.**

NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-6-25

PROPERTY ADDRESS: **3116 Doak Ave**
Nashville, TN 37218

TAX PARCEL NO.: 80-4-45

PROPERTY OWNER: **John Lewis Bell, Jr and wife, Ernestine A. Bell, husband and wife, and Von La Treace Bell, unmarried**

OWNER'S ADDRESS: **3116 Doak Avenue**
Nashville, TN 37218

MAIL TAX BILLS TO: **John Lewis Bell, Jr.**
4029 Kings Circle
Nashville, TN 37218

Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 16th, 2021.

Affiant Signature

8/16/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22