Name and Address of New Owner:
Michelle F. Bell and John Matthew Bell
1119 Chester Ave
Nashville TN 37204
Send Tax Bills To:
Michelle F. Bell and John Matthew Bell
Same

Karen Johnson Davidson County
Batch# 817154 DEEDQC
03/08/2022 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220308-0026169

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07214007400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle K. Bell, previously known as Michelle K. Foletta ,** "the Grantor," convey and quitclaim unto **Michelle K. Bell and spouse, John Matthew Bell,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1119 of the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Properly Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220125-0009209, Register's Office for Davidson County, TN.

Being the same property conveyed to Michelle K. Foletta* an unmarried woman, by Warranty Deed from John M. Bell, a single person, recorded on September 23, 2020, of record in Instrument No. 20200923-0109154, Register's Office for Davidson County, TN.

Being the same property John M. Bell, a single person, by Quitclaim Deed from Chelsea M. Bell, a single woman, recorded on August 18, 2020, of record in Instrument No. 20200818-0093020, Register's Office for Davidson County, TN.

Being the same property conveyed to John M. Bell and Chelsea Bell, husband and wife, by Quitclaim Deed from Chelsea Bell, recorded on August 6, 2015, of record in Instrument No. 20150805-0077938.

*Michelle K. Foletta is also known as Michelle K. Bell

*Michelle K. Bell is one in the same as Michelle F Bell

This is improved property known as 1119 Chester Ave., Nashville, TN 37206.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7 day of March, 2022.

Michelle K. Bell (SEAL)
Michelle K. Bell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Michelle K. Bell**, the within named 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 7 day of March, 2022.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
day of March, 2022.

Notary Public
My commission expires: 3/3/25

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202203080026169

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 3/7/22 (date of document).

Affiant Signature

3/7/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25