Karen Johnson Davidson County
Batch# 855464 DEEDWARR
05/13/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220513-0055396

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$330,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF **APRIL, 2022.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOTH MINDS, LLC	New Owners	**051-07-0-086.00**
(NAME) **4255 FRANKLIN RD.**	(NAME)	
(ADDRESS) **LEBANON, TN 37090**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHRISTOPHER ALONZO BELL, JR. INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MARGARET ODESSA BELL,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOTH MINDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled Oakland Acres Subdivision, Part I, of record in Plat Book 1424, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARGARET O. BELL, AN UNMARRIED PERSON, by deed from EDWARD L. GRIBBINS AND WIFE, SHIRLEY B. GRIBBINS, of record in Instrument No. 20070808-0094928, dated July 12, 2007, said Register's Office. MARGARET ODESSA BELL a/k/a MARGARET O. BELL, died testate on or about December 23, 2020. Pursuant to her Last Will and Testament, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville, under Docket No. 21P837, the subject property is be administered as part of the probate estate under the control of the Executor, CHRISTOPHER ALONZO BELL, JR. See also Quitclaim Deeds of record in Instrument No. 20220406-0039875 and Instrument No. 20220406-0039879, said Register's Office.

See Affidavit of Heirship as to the Heirs at Law of Margaret Odessa Bell, of record in Instrument No. 202205130055392, said Register's Office.

See Affidavit of Heirship as to the Heirs at Law of Claude Edward Bell, of record in Instrument No. 202205130055393, said Register's Office.

See Final Decree of Adoption of record in Instrument No. 202205130055394, said Register's Office.

Further, being conveyed to Christopher Alonzo Bell, Jr. from Gwendolyn Carter, of record in Instrument No. 202205130055395, said Register's Office.

This conveyance is subject to matters on the Plan of record in Plat Book 1424, Page 53, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **301 W. DUE WEST AVE., MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 21 day of April, 2022.

CHRISTOPHER ALONZO BELL, JR.

Executor of the estate of Margaret Odessa Bell

CHRISTOPHER ALONZO BELL, JR.
EXECUTOR OF THE ESTATE OF
MARGARET ODESSA BELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Alonzo Bell, Jr., individually and as Executor of the Estate of Margaret Odessa Bell,** the bargainor, 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 and official seal at Nashville, Tennessee this 21 day of April, 2022.

My Commission expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4-21-22.

Affiant Signature

5-4-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-4-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON