QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Albertina Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2023

Sheri Johnson
Notary Public

MY COMMISSION EXPIRES June 7, 2024
(AFFIX SEAL)

JM-QCD-23-2711

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 199417 SHERI JOHNSON Commission Expires June 7, 2024 OKTIBBEHA COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER(S)
Albertina Bell	**New Owner**	
(NAME)	(NAME)	091-06-0-094 00
2711 Aspen Drive	199 Traceview Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Houston, MS 38851	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY RICE, WIDOWED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALBERTINA BELL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land situated in Davidson County, Tennessee

Lot 29, Map of Cumberland Gardens Subdivision, as shown on plat of record in Plat Book 2900, Page 3 and 4, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Said Lot No 29 fronts 55 feet on the south margin of Aspen Drive and extends back between lines 195 8 feet on easterly line and 193.3 feet on westerly line to a broken line in the rear, measuring 58 4 feet thereon

Being the same property conveyed to Raymond Rice and wife, Mary D Rice by Warranty deed from Richland Development Company, a Tennessee Corporation of record in Book 2960, page 455, Register's Office for Davidson County, Tennessee, dated September 08, 1959 and recorded on September 15, 1959

Raymond Rice having sinced died on or about 06-15-1997 leaving Mary D Rice as the sole surviving tenant by the entirety

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as **2711 Aspen Drive, Nashville, Tennessee 37208**

Karen Johnson Davidson County
Batch# 1048563 **DEEDQC**
09/11/2023 02 35 35 PM 2 pgs
Fees $12 00 Taxes $0 00

20230911-0071185

Witness my/our hand(s) this the 11th day of August, 2023

Mary Rice

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY RICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11 day of August, 2023

Sheri Johnson
Notary Public
My Commission Expires June 7, 2024
(SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 199417
SHERI JOHNSON
Commission Expires
June 7, 2024
OKTIBBEHA COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212