Karen Johnson Davidson County
Batch# 1060014 DEEDQC
10/12/2023 12:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231012-0080023

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Michael W. Bell

Michael W. Bell, Trustee, Affiant

Subscribed and sworn to before me, this 4th day of October, 2023.

Notary Public
My Commission Expires: 1/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael W. Bell and Melanie R. Bell, Trustees 2210 29th Avenue South Nashville, Tennessee 37212	SAME	104 14 0 093.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Michael W. Bell and wife, Melanie R. Bell**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael W. Bell and Melanie R. Bell, Trustees of the Michael & Melanie Bell Living Trust, established by the Revocable Trust Agreement of Michael W. Bell and Melanie R. Bell dated October 4, 2023,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 4th day of October, 2023.

Michael W. Bell

Michael W. Bell

Melanie R. Bell

Melanie R. Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Bell and Melanie R. Bell, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2023.

Charles

Notary Public

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2025

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61, BRANSFORD REALTY CO'S SUBDIVISION OF WESTMORELAND PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 16, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Michael William Bell and Melanie Ricks Bell, husband and wife, by deed from Michael William Bell, of record as Instrument No. 20230728-0058409, Register's Office for Davidson County, Tennessee.

Michael W. Bell and Michael William Bell are one and the same person. Melanie R. Bell and Melanie Ricks Bell are one and the same person.

This is improved property known as 2210 29th Ave., South, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10/4/23.

10/4/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of October, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

