THIS INSTRUMENT WAS PREPARED BY **HARPETH ESCROW, LLC** **117 SAUNDERSVILLE RD., STE 201** **HENDERSONVILLE, TN 37075** **HE-2023-355**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is **$0.00** **Affiant** Subscribed and sworn to before me, this **26th day of January, 2024.** **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1098604 DEEDQC
02/06/2024 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240206-0008437

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bell Trace, LLC **3600 Chester Land Lane** **Arrington, TN 37014**	**SAME**	**162-16-0E-055.00-CO** Account No.:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Anthony Arnold, a married man** "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Bell Trace, LLC** "GRANTEE(S)", all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Bell Crest, Section Two, a Planned Unit Development of record in Plat Book 9700, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Masoud Varasteh Ardakan and wife, Mojdeh Nabavipour Manshad by Warranty Deed from Frederick O. Junard MD and wife, Oluremi O. Junard of record in Instrument No. 20020904-0106203 Register's Office for Davidson County, Tennessee, dated August 26, 2002 and recorded on September 04, 2002. The said Michele Arnold hereby joins in this instrument to convey any and all interest she may have, marital or otherwise.

This is improved (__X__) unimproved (___) property known as **1456 Bell Trace Drive, Nashville, TN 37013**.

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

WITNESS our hands this **26th day of January, 2024.**

Anthony Arnold

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of January, 2024, before me personally appeared Anthony Arnold, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of January, 2024.

Notary Signature
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WITNESS our hands this 29th **day of January, 2024.**

Michele Arnold

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29 **day of January, 2024, before me personally appeared Michele Arnold, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 29 **day of January, 2024.**

Notary Signature
My commission expires: 11/18/2026

DENISE GREER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/29/24 (date of document).

Affiant Signature

02/06/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 6th day of February, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL