Karen Johnson Davidson County
Batch# 1110521 DEEDQC
03/13/2024 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240313-0017360

Prepared by: Lauren S. Meadows, Attorney, BATSON NOLAN PLC, 2675 Townsend Court, Ste A, Clarksville, TN 37043. (931) 647-1501

ZACHARY BELL ET UX

TO: QUITCLAIM DEED

ZACHARY BELL ET UX

THIS QUITCLAIM DEED OF REALTY, executed as of the 11th day of March, 2024, by Grantors, ZACHARY BELL and KATHLEEN SOLOMON BELL, husband and wife, to Grantees, ZACHARY BELL and KATHLEEN SOLOMON BELL, husband and wife,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, as tenants by the entirety, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Final Plat of Phase One – Section Two Aberdeen Woods (a Planned Unit Development) of record in Plat Book 9700, Page(s) 739 and 740, and Plat amendment recorded in Instrument No. 20141205-0111657, 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 Zachary Bell and Kathleen Solomon Bell, husband and wife, as joint tenants, by Warranty Deed dated February 27, 2023, from Castille Rea Holdings, LLC, a Tennessee Limited Liability Company, recorded March 1, 2023 at 2:07 PM appearing of record at Instrument No. 20230301-0014658, Register's Office for Davidson County, Tennessee.
>
> *This deed was prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.*
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*
>
> That it is the express intention of the parties herein, who are husband and wife, by this conveyance to convert the individual ownership of the Grantors herein into an estate held by the Grantees herein, as tenants by the entireties, and this instrument is executed for the express purpose of so creating such an estate, and is executed pursuant to the authority of Section §66-1-109, of the Tennessee Code Annotated.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

ZACHARY BELL Grantor

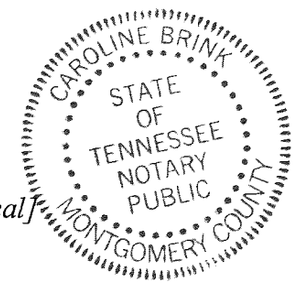
KATHLEEN SOLOMON BELL Grantor

STATE OF TENNESSEE :
:
COUNTY OF Montgomery :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Zachary Bell and Kathleen Solomon Bell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11 day of March, 2024.

[Affix Notary Seal]



Notary Public

My Commission Expires: 5/13/26

Property Owners Name
And Mailing Address:

ZACHARY BELL
KATHLEEN SOLOMON BELL
4928 Aviemore Drive
Nashville, TN 37220

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Addresses:

4928 Aviemore Drive
Nashville, TN 37220

Map and Parcel No.:

161 01 0B 042.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION §67-4-409 AS A DEED TO CREATE TENANTS BY THE ENTIRETIES.

True Copy Certification

I, Matthew J. Ellis, 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

March 11, 2024.

Affiant Signature

March 13, 2024

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 13th day of March, 2024.

Notary's Signature

My Commission Expires: 12/21/2026

Notary Seal

RHIANON B. MARSH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY