Karen Johnson Davidson County
Batch # 1116153 DEEDQC
03/28/2024 10:46:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240328-0021612

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
DOROTHY JEANETTE HALL AND ALVIN HALL, JR. LIVING TRUST Dated February 19th 2024
DOROTHY JEANETTE HALL AND ALVIN HALL, JR.
Trustees
1233 Bellshire Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
Same

MAP/PARCEL:
041 15 0 129.00

TRUSTEES'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

DOROTHY JEANETTE HALL (aka Dorothy J. Hall) and ALVIN HALL, JR., as married persons, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as married persons, to the DOROTHY JEANETTE HALL AND ALVIN HALL, JR. LIVING TRUST Dated February 19th, 2024 all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

BEING Lot No. 1 on the Plan of the Resubdivision of Lot No. 402, Bellshire Estates, Section B, a plat of which is of record in Plat Book 8250, Page 364, Register's Office for Davidson County, Tennessee, and being more particularly described according to said Plan, to which reference is hereby made for further description of said property.

TOGETHER WITH A PERPETUAL EASEMENT FOR A PRIVATE SEWER LINE DESCRIBED according to a description prepared by 3. Bruce Rainey, Tennessee License Surveyor #823, as follows:

LAND in Davidson County, Tennessee, and being an easement for a private sewer service line being 20 feet in width across Lot No. 2 on the plan of Resubdivision of Lot 402 of Bellshire Estates, Section 8 as of record in Book 8250, Page 364, Register's Office for Davidson County, Tennessee, said easement Is for the benefit of Lot No. 1 as shown on said plan, the centerline of which is more particularly described as follows:

BEGINNING at a point on the common property line between Lots 1 and 2, as shown on the plan of the Resubdivision of Lot 402 of Bellshire Estates, Section 8, of record in plat Book 8250, Page 364, Register's Office for Davidson County, Tennessee, said point of beginning being 137 feet, more or less, southerly as measured along the common property line from the northernmost common corner of said lots, said common corner is also on the southerly margin of Bellshire Drive; thence leaving the common property line of said Lots 1 & 2 and

running generally northwesterly 40 feet more or less to the center of an existing public sanitary sewer line as not located on Lot 2 and shown on the recorded plat of the Resubdivision of Lot 402 of Belishire Estates, Section 8.

The above described line is the center of a 20 foot private sewer service line easement which lies 10 feet each side of the above described line.

Being the same property conveyed to Alvin Hall, Jr and wife Dorothy J. Hall from Joe L. Wall and H. Mike Suggs by Warranty Deed dated October 8th, 1997 and filed October 29th, 1997, Book 10661, Page 709 – 712, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The property is commonly known as 1233 Bellshire Drive, Nashville, Tennessee 37207.

The sole purpose of this instrument is to transition title from husband and wife to their trust, where they are both trustees.

I, the above listed grantor conveys my interest in the real property to the DOROTHY JEANETTE HALL AND ALVIN HALL, JR. LIVING TRUST Dated February 19th 2024.

Dorothy J Hall

DOROTHY JEANETTE HALL

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 19th day of February 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

I, the above listed grantor conveys my interest in the real property to the DOROTHY JEANETTE HALL AND ALVIN HALL, JR. LIVING TRUST Dated February 19th 2024.

ALVIN HALL, JR.

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 19th day of February 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above-listed grantor conveys my interest in the real property to the DOROTHY JEANETTE HALL AND ALVIN HALL, JR. LIVING TRUST Dated February 19th 2024.

DOROTHY JEANETTE HALL

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 19th day of February 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above-listed grantor conveys my interest in the real property to the DOROTHY JEANETTE HALL AND ALVIN HALL, JR. LIVING TRUST Dated February 19th 2024.

ALVIN HALL, JR.

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 19th day of February 2024.

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025



This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.