Name and Address of New Owner:
John L. Bell, Jr. & Von L. Bell
3116 Doak Ave.
Nashville, TN 37218

Send Tax Bills To:
NEW OWNERS

Karen Johnson
Batch # 1116451
03/28/2024 11:31:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240328-0021650

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 08004004500

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **John Lewis Bell, Jr. and wife, Ernestine A. Bell and Von La Treace Bell, unmarried,** "the Grantor," convey and quitclaim any interest they have unto **John L. Bell, Jr., widowed and Von L. Bell, unmarried, joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being part of Block No. 4 in the G.T. Shegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, Page 1919, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING in the center of Doak Avenue, 200 feet westerly from the Southeast corner of said Block No. 4; running thence, westerly with the center of said Avenue 50 feet; thence, northerly and parallel with the East line of Block No. 4, 200 feet; thence, easterly and parallel with Doak Avenue; 50 feet; thence, southerly and parllel with said wasterly line of Block No. 4, 200 feet to the BEGINNING.
>
> Being the same property conveyed to John Lewis Bell, Jr. and wife, Ernestine A. Bell and Von La Trease Bell, unmarried, by QuitClaim Deed from John L. Bell and wife, Ernestine A. Bell, dated August 16, 2021, recorded August 17, 2021 in Instrument Number 20210817-0111415, in the Register's Office.
> *The said Ernestine A. Bell having since died on January 12, 2022 leaving John Lewis Bell, Jr. as surviving tenant.*

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26 day of March, 2024.

John Lewis Bell, Jr. (SEAL)
John Lewis Bell, Jr.

Von La Treace Bell (SEAL)
Von La Treace Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **John Lewis Bell, Jr. and Von L. Bell,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26 day of March, 2024.

SUSAN E GOBLE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Susan E Goble
Notary Public
My commission expires: Nov 2, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Von La Treace Bell
(Affiant)

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

Susan E Goble
Notary Public
My commission expires: Nov 2, 2026

SUSAN E GOBLE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON