Karen Johnson Davidson County
Batch # 1120008 DEEDQC
04/08/2024 08:17:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240408-0024446

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

STATE OF TEN
COUNTY OF D

Manning Carroll Law, LLC
Allison Manning-Carroll, Esq.
P.O. Box 282067
Nashville, TN 37228

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Brandon Bell
Affiant

Subscribed and sworn to before me this 1 day of November, 2023.

Unique Rose
Notary Public
My commission expires: 1-11-2024

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO:
Brittany Bell P.O. Box 290112 Nashville, TN 37229	**Same**	**149-2B-4**

QUITCLAIM DEED

PREPARATION OF THIS INSTRUMENT DOES NOT IMPLY ANY REPRESENTATION BY THE PREPARER AS TO THE STATUS OF TITLE OR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION OR AS TO ANY TITLE EXCEPTIONS NOTED OR OMITTED. PREPARER HAS PROVIDED NO TAX ADVICE REGARDING THIS TRANSACTION.

THIS INDENTURE is made the 1 day of November, 2023, between **BRANDON BELL** (hereinafter "Grantor"), and **BRITTANY BELL** (hereinafter "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, and assigns).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and by these presents does hereby bargain, sell, release, remise, and forever quitclaim unto the said Grantee such of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee:

IN DAVIDSON COUNTY, TENNESSEE:

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $0.00.

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Page 92, 93, and 94, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea R. Ali, married, by Marie D. Sims-Carliss, by deed of record in instrument number 20080620-0063554 recorded in the

Register's Office for Davidson County, Tennessee on June 20th, 2008. Andrea Ali later divorced and was awarded said property in final divorce decree dated February 14th, 2012 and filed in Davidson County circuit court number 11D2911. Andrea Ali, having since died on April 20, 2020, with her estate being probated in Davidson County probate court case number 21P1455. Brandon Bell and Brittany Bell, being her sole heirs, entered into a settlement agreement wherein Brittany Bell was awarded this property.

This is improved property known as 1300 Cadogan Way, Antioch, Tennessee 37013.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 1 day of November, 2023.

BRANDON BELL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in the aforementioned county and state, personally appeared Brandon 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 he executed the within instrument of his own free will and for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee this 1 day of November, 2023.

Unique Rose
Notary Public
My Commission Expires:

UNIQUE ROSE
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
DAVIDSON
COUNTY