Name and Address of New Owner:
Jennifer Bell and Madelyn Bell
214 Blue Hills Drive
Nashville, Tennessee 37214

Karen Johnson Davidson County
Batch# 1129051 DEEDWARR
04/30/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20240430-0031470

Send Tax Bills To:
Jennifer Bell and Madelyn Bell
214 Blue Hills Drive
Nashville, Tennessee 37214

This Instrument Prepared By:
Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 095 03 0 091.00

WARRANTY 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 A. Wells, IV and Mary Elizabeth Wells-Hodge, Co-Executors of Estate of Eileen Wells**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer Bell and Madelyn Bell, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 163 on the Plan of MERRY OAKS, SECTION 1, of record in Plat Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee; described as follows:
Beginning on the Southerly margin of Ingleside Road at the corner of Lots No. 162 & 163; thence with the line between said lots Southwardly 123 feet to the corner of Lots Nos. 162, 163 & 164; thence with the line between said Lots Nos. 163 & 164 Westwardly 116.2 feet to the Easterly margin of Blue Hills Drive; thence with same Northwardly 156.8 feet to the beginning of a curve; thence around said curve 42.0 feet to the Southerly margin of Ingleside Road; thence with same Eastwardly 120.2 feet to the point of beginning.

Being the same property conveyed to John A. Wells et ux Eileen B. Wells, by Warranty Deed from John C. White et ux Trevania E. White, of record in Book 4992, Page 301, in the Register's Office for Davidson County, Tennessee, dated January 28, 1976 and recorded on January 28, 1976. The said John A. Wells died on April 16, 2017, then Eileen B. Wells died February 28, 2024 intestate.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2024.

Estate of Eileen Wells

By: _____(SEAL)
John A. Wells, IV, Co-Executor

By: _____(SEAL)
Mary Elizabeth Wells-Hodge, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2024, before me personally appeared John A. Wells, IV and Mary Elizabeth Wells-Hodge, Co-Executors of Estate of Eileen Wells, 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 30th day of April, 2024.

_____
Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

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 $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of April, 2024.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 30, 2024

April 30, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 30 day of April, 2024

Notary Public:

My Commission Expires: 7.6.26