File No: ARS-96134

Karen Johnson Davidson County
Batch# 1130219 DEEDQC
05/02/2024 03:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240502-0032398

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Willie A. Bell and Teresa L. Bell, 118 Cherokee Court, Antioch, TN 37013

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 148 03 0 099.00

QUITCLAIM DEED

Willie A. Bell and wife, **Teresa L. Bell,** their heirs and assigns, ("Grantor"), of **118 Cherokee Court, Antioch, TN 37013**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Willie A. Bell** and wife, **Teresa L. Bell** ("Grantee"), whose tax mailing address is **118 Cherokee Court, Antioch, TN 37013,** with quitclaim covenants, their interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being Lot No. 703 on the Plan of Cherokee Hills, Section Seven, as of record in Book 3842, Page 72, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 703 fronts 69 feet on the Northerly margin of Cherokee Court and extends back 148.5 feet on the Easterly side and 157 feet on the Westerly side to a line in the rear, on which it measures 90 feet.

Property Address is: 118 Cherokee Court, Antioch, TN 37013

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 38532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Book 8418, Page 720

Parcel ID: 148 03 0 099.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 18, 2024:

Willie A. Bell
Willie A. Bell

Teresa L. Bell
Teresa L. Bell

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Willie A. Bell** and **Teresa L. Bell**, personally known to me, or has produced TN Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of April, 2024.

Notary Public

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Teresa L Bell, Willie A Bell
Affiant Teresa L Bell , Willie A Bell

Subscribed and sworn to before me on this the 18 day of April, 2024.

Laura Machado
Notary Public

My Commission Expires: 01-24-2028

SEAL

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 04/18/2024 (date of document).

Affiant Signature

05/02/2024
Date

State of California

County of Placer

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

HOLLY OVERBY
COMM. # 2343414
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JAN. 26, 2025