WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-231224

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July 2024

NOTARY PUBLIC

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Ho and Stephanie Liu 112 North 9th Street Nashville, TN 37206	Same address as new owner	082-12-0-096

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 Dollars ($500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRACEY L. BELL, MICHAEL BELL, CHARLIE T. BELL, JR., CALVIN R. LEWIS, AND VICKIE S. BELL, HEIRS-AT-LAW OF ELLEN BELL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIMOTHY HO AND STEPHANIE LIU, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 45 feet of Lot No. 19 on the Plan of the subdivision of PART OF THE HOME BLOCK OF NEIL S. BROWN'S SUBDIVISION, of record in Book 2, Page(s) 100, Chancery Court Clerk's Office for said County. Said part of Lot No. 19 fronts 45 feet on the Westerly margin of North 9th Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Charlie T. Bell and wife, Ellen Bell, by Warranty Deed from Norman D. Hoggatt and wife, Tommie Walton Hoggatt, of record in Book 4544, Page 680, in the Register's Office of Davidson County, Tennessee, dated October 11, 1971, and recorded on October 13, 1971. Being the same property title to which vested in Ellen Bell upon the death of her husband, Charlie T. Bell on 4-19-22, by reason of their tenancy by the entireties. Also being the same property title to which vested in Tracey Bell, Michael Bell, Charlie Bell, Jr., Calvin Lewis, and Vickie S. Bell as all the heirs-at-law of Ellen Bell who died intestate on 8-24-23, as evidenced by Affidavits of Heirship of record in Instrument No. ___202407090051434__ [illegible] in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 112 North 9th Street, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1155778 DEEDWARR
07/09/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240709-0051435

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of July, 2024

GRANTOR(S)

Tracey L. Bell

Michael Bell

Charlie T. Bell, Jr.

Calvin R. Lewis

Vickie S. Bell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Tracey L. Bell, Michael Bell, Charlie T. Bell, Jr., Calvin R. Lewis, and Vickie S. Bell, 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 seal, this the 8th day of July 2024.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 8, 24 (date of document).

Jennifer L. Pennell

July 9, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

