Karen Johnson
Batch # 1166269
08/05/2024 09:03:08 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240805-0059191

This Instrument Prepared By:
Alan C. Housholder, Attorney
102 Woodmont Boulevard, Suite 510
Nashville, TN 37205

EXECUTRIX'S DEED

Address New Owner as:	Send Tax Bills To:	Map/Parcel Number:
Sherron Bell, Trustee of the Josephine Bell Testamentary Trust Under the Will of Josephine Bell 2107 Scott Avenue Nashville, TN 37216	Same	Map 72-15 Parcel 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(D).

Sherron Bell
Affiant

Subscribed and sworn to before me this 25th day of July, 2024.

C Follett
Notary Public

My Commission Expires: 07/06/2026

CHELSIA FOLLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

WHEREAS, Josephine Bell (the "Decedent") died on December 2, 2023 and Decedent's Last Will and Testament (the "Will") dated October 28, 2021 was admitted to probate on July 25, 2024, in Case No. 24P-1348 in the Probate Court For Davidson County, Tennessee ;

WHEREAS, Sherron Bell was appointed Executrix of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the Will, the interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") is devised to Sherron Bell, Trustee of the Josephine Bell Testamentary Trust under the Will of Josephine Bell. The Executrix desires that her interest in the property formerly deeded to Josephine Bell be conveyed to the Josephine Bell Testamentary Trust under the Will of Josephine Bell, Sherron Bell, Trustee.

WHEREAS, the Executrix desires to convey all of the Decedent's right, title and interest in and to the Property in accordance with the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executrix hereby transfers and conveys all of the Estate's right, title and interest in the Property to Sherron Bell, Trustee of the Josephine Bell Testamentary Trust under the Will of Josephine Bell.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is an interest in improved property located at 2107 Scott Avenue, Nashville, Tennessee.

The Property is the same interest in real property conveyed to Josephine Bell by Warranty Deed from Odell Frame and wife, Novella Frame of record in Book 4372, Page 821, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executrix hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executrix's warranties to the maximum extent that she can or should do as Executrix, but not further or otherwise.

IN WITNESS WHEREOF, the Executrix has executed this instrument this 25th day of July, 2024.

Estate of Josephine Bell

Sherron Bell

By: Sherron Bell, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Sherron Bell, who upon oath acknowledged that she is the Executrix of the Estate of Josephine Bell, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of July, 2024.

C Follett

Notary Public

My Commission Expires: 07/06/2026

CHELSIA FOLLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly part of lot No. 6 on the Map of Belle Forrest Subdivision, as of record in Book 547, page 22, Register's Office for said County.

Said part of said Lot fronts 80 feet on the easterly side of Scott Avenue and runs back 222 feet, more or less, on the north line and 219 feet on the south line, to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Josephine Bell by deed from Odell Frame and wife, Novella Frame, of record in Book 4372, page 821, Register's Office for Davidson County, Tennessee.