Karen Johnson Davidson County
Batch # 1213107 DEEDQC
12/06/2024 11.59 33 AM 3 pgs
Fees $17 00 Taxes $0 00
20241206-0094875

THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual considerati
whichever is greater is $0.

Joseph H. Bell
Grantor

Sworn to and subscribed by me, this 6 day of December, 2024.

J. David Dillon
Notary Public
My commission expires: 3/7/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Joe and Peggy Bell, Trustees		180
6725 Holt Road	Same	00054
Nashville, TN 37211		6D54235

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JOSEPH H. BELL and wife, PEGGY J. BELL, (hereinafter "Grantor"), by these presents do hereby quitclaim and convey unto JOSEPH H. BELL and PEGGY J. BELL, TRUSTEES OF THE BELL 2024 REVOCABLE COMMUNITY PROPERTY TRUST DATED DECEMBER 6, 2024, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).**

WITNESS OUR HANDS this 6 day of December, 2024.

Joseph H. Bell
JOSEPH H. BELL, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, JOSEPH H. BELL, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 6 day of December, 2024.

J. David Dillon
Notary Public
My Commission Expires: 3/7/2024

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Peggy Jean Bell
PEGGY J. BELL, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, PEGGY J. BELL, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 6 day of December, 2024.

J. David Dillon
Notary Public
My Commission Expires: 3/7/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

"Land in Davidson County, Tennessee, described as follows, to wit: A tract containing 3.56 acres according to a survey made by Dye and Underwood in July, 1971, located in the Sixth Civil District, Davidson County, Tennessee, fronting on the south side of Holt Road being a part of the westerly one-half of that body of land which was conveyed to Dorris Gillespie et ux Dorothy Gillespie (said westerly one-half being here and after referred to as the Dorothy Gillespie Land) by three deeds of record in the Register's Office for said County, namely; deed from John Holt et ux Rosa P. Holt, in book 1077, Page 244, deed from Rosa P. Holt, in Book 1153, Page 128, deed from Tom Holt in Book 1165, Page 9, the said Dorris Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, Page 73, said register's Office. Said tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road, this point of beginning being the northeast corner of that tract of land which was conveyed from Dorothy Gillespie to Glenn A. Noble et ux Iva Lee Noble, by deed of record in book 4532, Page 500, of the Register's Office, for said County; thence north 84 degrees 16 minutes east along the south margin of Holt Road 198.95 feet to the northwest corner of that tract of land which was conveyed from Dorothy Gillespie to James F. Pearson et ux Barbara G. Pearson, of record in Book 4535, Page 189, said Register's Office; thence along the westerly margin of the said Pearson tract, thence south 87 degrees 55 minutes west 195.5 feet to the southeast corner of the Noble tract; thence along the eastern margin of the Noble tract; north 4 degrees 10 minutes west 785 feet to the point of beginning in the south margin of Holt Road."

Being further the same property conveyed by Phillip D. Jones, Grantor, unmarried, to Joseph H. Bell and wife, Peggy J. Bell, Grantees, by Warranty Deed dated August 2nd, 1995 recorded in Book 9753, Page 162, Davidson County Register of Deeds.

This is improved property, known as 6725 Holt Road. Nashville, TN 37211