Box 14

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Johnson Batch # 1218805 12/26/2024 08 08 13 AM Fees $12 00 Taxes $0 00 20241226-0099311 Davidson County DEEDQC 2 pgs	The actual consideration for this transfer is $ -0- . J. E. Bell Affiant Subscribed and sworn to before me, this the 18th day of December, 2024 Notary Public My commission expires OCTOBER 4, 2027 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Jeniste E. Bell	**Jeniste E. Bell**	**P/O Map 113-00-0 Parcel 034.00**
8345 Old Charlotte Pike	**8345 Old Charlotte Pike**	
Pegram, TN 37143	**Pegram, TN 37143**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jeniste E. Bell, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Jeniste E. Bell, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING AND LYING IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING SOUTH OF AND ADJACENT TO OLD CHARLOTTE PIKE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT ON THE SOUTH R.O.W. OF OLD CHARLOTTE PIKE; SAID POINT BEING THE NORTHERN MOST NORTHEAST CORNER OF THE PARENT TRACT, THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHWEST CORNER OF RICARDO RAMIREZ ETUX; Thence LEAVING SAID SOUTH R.O.W. WITH RAMIREZ S 06°36'57" W PASSING AN IRON PIN FOUND AT 11.85' IN ALL A Distance Of 358.44' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF RICARDO RAMIREZ ETUX; Thence CONTINUING WITH RAMIREZ N 88°12'30" E For A Distance Of 59.95' To AN IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF HIVE TRUST (TM 113, P 37.00); Thence LEAVING RICARDO WITH HIVE TRUST (TM 113, P 37.00) S 19°21'17" E For A Distance Of 781.38' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF HIVE TRUST (TM 113, P 37.00); Thence LEAVING HIVE TRUST (TM 113, P 37.00) WITH A NEW BELL DIVISION LINE S 00°00'00" W For A Distance Of 141.93' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH SAID NEW DIVISION LINE N 89°12'05" W For A Distance Of 249.30' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH SAID NEW DIVISION LINE N 00°39'11" W For A Distance Of 132.04' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF DAVID KNIVES ETUX; Thence LEAVING SAID NEW DIVISION LINE WITH KNIVES N 10°08'27" W For A Distance Of 292.86' To A POINT IN THE CENTER OF A SPRING BOX; Thence N 11°23'16" W PASSING AN IRON PIPE FOUND AT 769.56' IN ALL A Distance Of 781.56' To A POINT ON THE SOUTH R.O.W. OF OLD CHARLOTTE PIKE; SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHEAST CORNER OF DAVID KNIVES ETUX; Thence LEAVING KNIVES WITH SAID SOUTH R.O.W. N 76°23'30" E For A Distance Of 184.25' To The Point Of Beginning And Containing 5.02 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, AUGUST 28TH, 2024.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO JENISTE BELL AS RECORDED IN INSTRUMENT NUMBER 20170515-0047738 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to Jeniste E. Bell, a single woman, by Deed dated May 12, 2017, from Samantha Moore, unmarried, of record in Instrument No. 20170515-0047738, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed has been executed and recorded in order to adopt and publish a description of the subject property. The Grantor has previously owned a larger parcel of land which included the above described property, however, a portion of the larger parcel has now been conveyed away, leaving the Grantor/Grantee owning the property described in this deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; encumbrances as may affect the premises; and taxes for the current year which have been assumed by the Grantee herein.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved (__x__) Unimproved (____) property, known as **8345 Old Charlotte Pike, Pegram, TN 37143**

Witness my/our hand(s) this **18th** day of **December, 2024.**

Jeniste E. Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeniste E. Bell,** the bargainor, 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 and official seal at Nashville, Tennessee, this **18th** day of **December, 2024.**

Notary Public

My Commission Expires: 11/19/28

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY