Address New Owner.	Map-Parcel Numbers·	Send Tax Bills To
The Bell Family Trust dated May 13, 2015 **110 Park Ridge Drive** **Nashville, TN 37215**	**144 03 0 018.00**	**Same**

Karen Johnson
Batch # 1274406
05/19/2025 09 54 33 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250519-0039089

This instrument prepared by Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Michael W. Bell and Lucie Hamel-Bell, as Tenants by the Entirety** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **The Bell Family Trust dated May 13, 2015** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **110 Park Ridge Drive, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 13th day of May, 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

PLC perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 13th day of May, 2025

Michael W. Bell

Lucie Hamel-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 **Michael W. Bell and Lucie Hamel-Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of May, 2025.

Notary Public

My Commission Expires
1/4/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No 3 on the Plan of Chickering Park, Section III, of record in Book 2663, Pages 90 and 91, Register's Office for said County, described as follows.

BEGINNING at a point in the easterly margin of Park Ridge Drive at the corner of lots Nos 2 and 3, thence with the line between said lots, northeasterly 322 4 feet to a point, thence North 68 deg 41' West 726.2 feet to a corner of lot No 4, thence with the line between lots Nos 3 and 4 southeasterly 420 6 feet to the north terminus of Park Ridge Drive thence with the terminus of the same, southeasterly around a slight curve 70 9 feet to the east margin of said Drive, thence with the east margin of the said Drive, southeasterly 205 feet to the point of beginning

BEING the same property conveyed to Michael W Bell and Lucie Hamel-Bell, as Tenants by the Entirety, by deed of record as Instrument Number 20250519-0039088, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record