Karen Johnson Davidson County
Batch# 1280755 DEEDQC
06/03/2025 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250603-0043428

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Lance Bell and Leslie Bell 4608 Mountainview Dr Nashville, TN 37215	NEW OWNER	145-02-0-014.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cara Tuttle, a single woman, f/k/a Cara Tuttle Bell**, by these presents does hereby quitclaim and convey unto **Lance Bell and Leslie Kay Bell, husband and wife,** their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

> Lot 325, Seven Hills, Section 8, as shown on plat of record in Plat Book 3300, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Lance Bell Cara Tuttle Bell, husband and wife as joint tenants by Warranty Deed from MRSF1, LLC and T and H Capital, LLC of record in Instrument No. 20171227-0131473 Register's Office for Davidson County, Tennessee, dated December 14, 2017, and recorded on December 27, 2017. Cara Tuttle, f/k/a Cara Tuttle Bell and Lance Bell divorced in 2023, and Lance Bell is now married to Leslie K. Bell.

This property is commonly known as 4608 Mountainview Drive Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 14th day of May 2025.

Kristion Booth
Affiant

Jamie J. Osborn
Notary Public

My commission expires:
(Affix Seal)

JAMIE J. OSBORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14TH day of May 2025.

Cara Tuttle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Cara Tuttle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of May 2025.

Notary Public

My Commission Expires: 3/6/2029

JAMIE J. OSBORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 20. 2025.

Affiant Signature

3rd day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028