AFTER RECORDING RETURN TO:
Cosmopolitan Title
73 Cavalier Blvd.
Florence, KY 41042
File No. NKY -25-1473

Karen Johnson Davidson County
Batch# 1338508 DEEDQC
10/27/2025 08:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251027-0084911

This document prepared by:
Steven Doan, Esq.
73 Cavalier Blvd.
Florence, KY 41042
859-795-1132

Tax ID No.: 133 12 0 056.00

QUITCLAIM DEED

THIS DEED made and entered into on this 17th day of October, 2025, by and between **Bobby Bell, Joined by his Spouse, Lavonda Bell,** residing at 403 Tampa Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Bobby Bell and Lavonda Bell, husband and wife , as joint tenants with right of survivorship,** residing at 403 Tampa Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 403 Tampa Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/13/2004 under Instrument # 20040913-0110454 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Bobby Bell

Lavonda Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Bobby Bell, Joined by his Spouse, Lavonda 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of October, 2025.

Notary Public

My Commission expires: 08/01/2028

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Bobby G. Bell Lavonda Bell

Affiant

Print Name: Jimmyra Boyd

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 17th day of October, 2025.

Notary Public
My Commission Expires: 08/01/2028

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Name and address for person(s) responsible for taxes:

Bobby Bell and Lavonda Bell
403 Tampa Drive, Nashville, TN 37211

Name and address of property owner:

Bobby Bell and Lavonda Bell
403 Tampa Drive, Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 71 ON THE PLAN OF WINDSOR PARK, AS OF RECORD IN BOOK 3600, PAGE 64, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF TAMPA DRIVE, THE COMMON FRONT CORNERS OF LOTS NOS. 70 AND 71 IN SAID PLAN; THENCE WITH THE DIVIDING LINE BETWEEN SAID TWO LOTS, WESTWARDLY 101.89 FEET TO A POINT; THENCE CONTINUING WESTWARDLY 14.65 FEET TO A CONCRETE MONUMENT; THENCE NORTH-WESTWARDLY 90.93 FEET TO A POINT; THENCE EASTWARDLY ALONG THE DIVIDING LINE BETWEEN LOTS NOS. 71 AND 72 IN SAID PLAN, 170.49 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF TAMPA DRIVE; THE COMMON FRONT CORNERS OF LOTS NOS. 71 AND 72; THENCE SOUTHWARDLY 73 FEET TO THE POINT OF BEGINNING.

Parcel ID: 133 12 0 056.00

Commonly known as 403 TAMPA DRIVE, Nashville, TN 37211
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20040913-0110454 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, **Stephanie Wagner,** 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 to law on 10/17/2025 (date of document)

Stephanie Wagner

AFFIANTS SIGNATURE

10/24/2025

Date

State of Kentucky

County of Boone

Sworn to and subscribed before me this 24th day of October 2025

LISA ANN CIRKSENA
NOTARY PUBLIC
Kentucky, State At Large
Commission # KYNP68512
My Commission Expires 03/09/2027

Lisa Ann Cirksena

Notary's Signature

Print Name: Lisa Ann Cirksena

My Commision Expires: 3-9-2027

NOTARY'S SEAL