Karen Johnson Davidson County
Batch# 1339119 DEEDQC
10/28/2025 02:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251028-0085810

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Bell Family Community Property Trust 2107 Buena Vista Pike Nashville, TN 37218	SAME	058-14-0-026.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 21st day of October, 2025, between **Dwayne L. Bell & Associates, Inc., DBA Excel Builders of Tennessee, a Tennessee Corporation** ("Grantor"), and **Dwayne L. Bell and Beverly W. Bell, Trustees, or their successors in trust under THE BELL FAMILY COMMUNITY PROPERTY TRUST dated the 21st day of October, 2025, and any amendments thereto** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Enchanted Hills Subdivision, Section V, as of record in Plat Book 3700, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 155.00 feet on the westerly margin of West Hamilton Road and runs back between lines, the northerly line being 185.13 feet and the southerly line being 317.3 feet, to a broken line in the rear, measuring 280.50 feet thereon.

Being the same property conveyed to Dwayne L. Bell & Associates, Inc., DBA Excel Builders of Tennessee, a Tennessee Corporation, by Warranty Deed from Rhonda Alma Scott, NKA Rhonda Scott Kinslow, of record in Instrument No. 20210630-0088719 in Register's Office of Davidson County, Tennessee.

This is improved property known as: **4231 West Hamilton Rd., Nashville, TN 37218**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Dwayne L. Bell & Associates, Inc., DBA Excel Builders of Tennessee

BY: Dwayne L. Bell (L.S.)
Dwayne L. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Dwayne L. Bell, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Dwayne L. Bell & Associates, Inc., DBA Excel Builders of Tennessee, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Dwayne L. Bell, acknowledged said instrument to be the free act and deed of said corporation (or association).

Witness my hand and seal, at office in Davidson County, Tennessee, this 21st of October, 2025.

Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Florence Nee
Affiant/Grantee

Subscribed and sworn to before me this 21st day of October, 2025.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 21, 2025

October 28, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICALYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 28 day of October, 2025

Notary Public:

My Commission Expires: 7.6.26