Karen Johnson Davidson County
Batch# 1339442 DEEDQC
10/29/2025 02:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251029-0086147

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	069-03-0-065.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 21st day of October, 2025, between **Dwayne L. Bell, Sr. and wife, Beverly W. Bell** (collectively, "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 Lots Nos. 2 and 3 of Block HH on the Revised Map of Fairview Subdivision, as of record in Plat Book 1130, Page 54, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of the property.

Including but excluding that part conveyed to Davidson County, for highway purposes, as shown by instrument of record in Book 3028, Page 435, Register's Office.

Being part of the the same property conveyed to Dwayne L. Bell, Sr., and wife, Beverly W. Bell by Warranty Deed from Vandra Gordon woolfolk and Regina Gordon Smith, of record in Instrument No. 20230712-0053460, in the Register's Office of Davidson County, Tennessee, and corrected in Scrivener's Affidavit of record in Instrument No. 20231012-0080125, said Register's Office.

This is improved property known as: **3970 Drakes Branch 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, Sr. (L.S.)
Dwayne L. Bell, Sr.

Beverly W Bell (L.S.)
Beverly W. 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, Sr. and Beverly W. Bell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

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 Mau
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 29, 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 29 day of October, 2025

Notary Public:

My Commission Expires: 7.6.26