Karen Johnson Davidson County
Batch# 1340354 DEEDQC
10/30/2025 02:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251030-0086576

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	070-13-0-036.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 21st day of October, 2025, between **Dwayne L. Bell and 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:

> Being Lot No. 28 on the proposed plan of Resha's Heights, of record at Book 1424, page 110, in the Register's Office of Davidson County (previously noted in error to be NOT OF RECORD), and described according to a survey made by Watkins and Murray, Surveyors, dated June 28, 1947, as follows:
>
> Beginning at the S. W. intersection of Resha Lane and the first alley wests of Hamilton Road; thence along the margin of said alley, southerly 143.4 feet to the easterly margin of another alley; thence with the line of said alley and northwesterly 60 feet to a point and comer of Lots No. 27 and 28 on th said plan; thence with the line between said lots and northeasterly 144.4 feet to the margin of said Resha Lane; thence with the same and southeasterly 60 feet to the place of beginning.
>
> Being the same property conveyed to Dwayne L. Bell and Beverly W. Bell, husband and wife, by Warranty Deed from Raymond Marcelle Webster, of record at Instrument No. 20220909-0101336, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3201 Resha Lane, 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.

_____(L.S.)
Dwayne L. 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 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 New
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 30, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN 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 30 day of October, 2025

Notary Public: _____

My Commission Expires: 7.6.26