Karen Johnson Davidson County
Batch# 1393989 DEEDQC
03/17/2026 01:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260317-0021307

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
Excel Builders of Tennessee 2107 Buena Vista Pike Nashville, TN 37218	SAME	058-11-0-054.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 21st day of October, 2025, between **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** ("Grantor"), and **Excel Builders of Tennessee** ("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(s) 175, as shown on the map entitled the Plan of Section I, Royal Hills, of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 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 by quitclaim deed from Dwayne L. Bell and Beverly W. Bell, of record in Instrument No. 202510300086575, said Register's Office.

This is improved property known as: **3864 Lunn Drive, 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.

THE BELL FAMILY COMMUNITY PROPERTY TRUST

Dwayne L Bell (L.S.)
Dwayne L. Bell

Beverly W. Bell (L.S.)
Beverly W. Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dwayne & Beverly Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Bell Family Trust Trust, the within named bargainor, a Tennessee Living Trust, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

WITNESS my hand, at office, this 17 day of March

Notary Public: Florence New

My Commission Expires: 11-8-2027

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC FLORENCE NEW

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

Affiant/Grantee

Subscribed and sworn to before me this 17 day of March, 2026.

Florence New
Notary Public
My commission expires: 11-8-2027

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC FLORENCE NEW

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 March 17, 2026.

March 17, 2026

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 17 day of March, 2026

Notary Public:

My Commission Expires: 7.6.26