Karen Johnson Davidson County
Batch# 1394306 DEEDQC
03/18/2026 03:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260318-0021717

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 10th day of March, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
William E. Douglas and Diann Douglas 512 South 13th Street Nashville, Tennessee 37206	SAME	083 13 0 260.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry R. Bellar and wife, Jacqueline A. Bellar**, hereinafter called the Grantors, hereby remise, release and quitclaim a portion of the Grantors' right, title and interest, to **William E. Douglas and wife, Diann Douglas**, and to their heirs and assigns, in and to certain real property in the County of Davidson, State of Tennessee more particularly described on Exhibit A

attached hereto and incorporated herein by reference, *consisting of an undivided one-seventh (1/7) tenant-in common-interest.* Upon this conveyance, Jerry R. Bellar and wife, Jacqueline A. Bellar will own an undivided five-seventh (5/7) tenant-in-common interest, and William E. Douglas and wife, Diann Douglas will own an undivided two-seventh (2/7) tenant-in-common interest in said property.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of March, 2026.

Jerry R. Bellar

Jacqueline A. Bellar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry R. Bellar and Jacqueline A. Bellar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of March, 2026.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 71 on the plan of Payne, Blakemore, and Cummings' Addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry R. Bellar and wife, Jacqueline A. Bellar by deed from Theresa Darlene Wilson Chudasama, a single person, of record as Instrument No. 20121105-0101638, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William E. Douglas and wife, Diann Douglas, consisting of an undivided one-seventh (1/7) tenant-in common-interest, by deed from Jerry R. Bellar and Jacqueline A. Bellar, of record as Instrument No. 20251008-0080363, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 South 13th Street, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10, 2026.

03/18/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

