QUITCLAIM DEED

AJ-QCD-26-3233

MATTIE MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia A. Bell	**Same**	**08008036600**
(NAME)	(NAME)	
3233 Leawood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1398637 DEEDQC
03/27/2026 01:47:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260327-0024605

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PATRICIA A. BELL ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

PATRICIA A. BELL, HOLDING A LIFE ESTATE, AND SHELEDIA D. TALLEY ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF BORDEAUX HILLS ADDITION, OF RECORD IN PLAN BOOK 4460, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 52 FRONTS 55 FEET ON THE WESTERLY MARGIN OF LEAWOOD DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 125 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RAY L. BELL AND WIFE, PATRICIA A. BELL, BY WARRANTY DEED, FROM ALLEN WAYNE JOHNSON AND WIFE, BARBARA JOHNSON, OF RECORD IN BOOK 4795, PAGE 992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID RAY L. BELL HAVING SINCE PASSED, TITLE VESTED SOLELY IN THE REMAINING TENANT BY THE ENTIRETY, PATRICIA A. BELL, BY OPERATION OF LAW.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3233 Leawood Drive, Nashville, TN 37218.**

Witness our hands this the 26 day of March, 2026.

PATRICIA A. BELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 26 day of March, 2026.

Notary Public

My Commission Expires: 11/05/29

MATTIE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY