Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Ali Hendrickson
1119 Chester Avenue
Nashville, TN 37206

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson
Batch # 1435749
06/18/2026 09:55:35 AM
Fees: $13.00 Taxes: $2,338.40

Davidson County
DEEDWARR
2 pgs

20260618-0055338

Map & Parcel No: 072-14-0B-005-01

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle K. Bell and spouse, John Matthew Bell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ali Hendrickson, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1119 of the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Ac as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220125-0009209, Register's Office for Davidson County, TN.

Being the same property conveyed to Michelle K. Bell and spouse, John Matthew Bell, by Quitclaim Deed dated March 7, 2022 from Michelle K. Bell, previously known as Michelle K. Foletta, recorded March 8, 2022 in Instrument No. 20220308-0026169 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2026.

_____(SEAL)
John Matthew Bell

_____(SEAL)
Michelle Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared John Matthew Bell and Michelle Bell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2026.

Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $632,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of June, 2026.

Notary Public
My commission expires: 11.26.2028
File No. 2026-9019-MA

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028