Karen Johnson Davidson County
Batch# 1462350 DEEDWARR
08/20/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20260820-0077626

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Alex Gregory
Affiant

Subscribed and sworn to before me, this 11th day of August, 2026.

Jennifer Russell
Notary Public
My commission expires: 11/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Tercet Properties LLC		**05909006800**
1316 Adams St. Ste 400		
Nashville TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Xavier Fitzgerald Bell, Sr., Trustee of The John Lewis Bell, Jr. Revocable Trust, Von La Treace Bell and Natalie Renee Bell Sartin, Beneficiaries of the Family Trust created under The John Lewis Bell, Jr. Revocable Trust, and the heirs/devisees of John Lewis Bell, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tercet Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 86, Plan of Haynes Estates, Section 2, of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Beeing the same property conveyed to the John Lewis Bell, Jr Revocable Living Trust, by Quitclaim Deed from John L Bell, dated August 9, 2024, of record in Instrument No. 20240813-0061301, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John L Bell and wife, Ernestine A Bell, by Deed from W L Bainbridge Company, dated May 15, 1969, of record in Book 4335, Page 556, in the Register's Office for Davidson County, Tennessee, Ernestine A Bell died January 12, 2022 leaving John L Bell as the surviving tenant. By Quitclaim Deed dated 8/9/24 of record in Instrument No. 20240813-0061301, said Register's Office, John L. Bell conveyed the subject property to the John Lewis Bell, Jr. Revocable Living Trust. By Quitclaim Deed dated 2/5/25 of record in Instrument No. 20250207-0009625, The John Lewis Bell Jr. Revocable Living Trust conveyed the subject property to John L. Bell. John L. Bell died intestate and unmarried on 5/28/25 leaving Natalie Bell Sartin, Von Latrice Bell, and Xavier Bell as his heirs: reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202608200077624, and Instrument No. 202608200077625, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4029 Kings Cir, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Xavier Fitzgerald Bell, Sr. Date: 8/4/26

Xavier Fitzgerald Bell, Sr.

Von La Treace Bell Date: 8/4/26

Von La Treace Bell

Natalie Bell Sartin Date: 8/4/26

Natalie Renee Bell Sartin

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Xavier Fitzgerald Bell, Sr., Von La Treace Bell, and Natalie Renee Bell Sartin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of August, 2026.

NOTARY PUBLIC

My Commission Expires: 12-2-28

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/4/26 (date of document).

Affiant Signature

8/12/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of August 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

