QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1468888 DEEDQC
09/04/2026 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260904-0082578

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

LDB Revocable Trust dated September 1, 2026, and any amendments thereto	SEND TAX BILLS TO: *SAME*	MAP / PARCEL NUMBER (S)
(NAME) **1129 Banbury Ln**	(NAME)	172-09-0A-242.00
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

LEROY J. BELL AND WIFE, DORIS M. BELL

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

LDB REVOCABLE TRUST DATED SEPTEMBER 1, 2026, AND ANY AMENDMENTS THERETO

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, TN, being Lot No. 216 on the Plan of Section Five-B, Banbury Crossing (a Planned Unit Development) of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description thereof.

Being the same property conveyed to Leroy J. Bell and Doris M. Bell, by Warranty Deed from The Jones Company of Tennessee, L.L.C., of record in Instrument No. 20050324-0032074, Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 24, 2005.

This is **improved** property known as: 1129 Banbury Ln, Brentwood, TN 37027.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature Page to Follow]

Witness our hands this the 1st day of September, 2026.

Leroy J. Bell

Doris M. Bell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leroy J. Bell and Doris M. 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2026.

Notary Public
My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Jonathan W. Underwood, 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 September 1, 2026.

Date

Affiant Signature

9/2/2026
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 2nd day of September, 20 26.

Notary's Signature

My Commission Expires: _____
Date

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary's Seal (if on paper)