Karen Johnson Davidson County
Batch# 332733 DEEDQC
12/20/2019 09:41:27 AM 3 pgs
Fees: $18.00 Taxes: $333.00

20191220-0131473

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

AFFIANT

Subscribed and sworn to before me this 19 day of December, 2019.

NOTARY PUBLIC
My Commission Expires: _____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

ADDRESS OF NEW OWNER:
Bryan Thomas Bellar and Kelly Bellar
2517 Carmine Street
Nolensville, Tennessee 37135

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map: 103-7
Parcel: 64

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Bryan Thomas Bellar and Tonya Jane Dunn, Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to Bryan Thomas Bellar and wife, Kelly Bellar, Grantees. The property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the plan of Richland Meadows, Section 1, of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eddie T. Bellar and wife, Bonnie B. Bellar by Warranty Deed from James W. Creasy and wife Rebecca D. Creasy, of record in Book 4843, Page 318, Register's Office for Davidson County, Tennessee. Eddie T. Bellar died on April 3, 2015, and was survived by his wife, Bonnie B. Bellar. Bonnie B. Bellar did not remarry and she died on August 14, 2019. On October 10, 2019, the Last Will and Testament of Bonnie B. Bellar was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 19P-1786. Pursuant to said Will, the residue and remainder of the Estate of Bonnie B. Bellar was devised to her children, Bryan Thomas Bellar and Tonya Jane Dunn.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This is inherited property and it has never been the marital residence of either Grantor. .

This is improved property with an address of: 5421 Knob Road, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the said party(s) hereto have hereunto set their signatures on this the 10 day of December, 2019.

Bryan Thomas Bellar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bryan Thomas Bellar, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 10 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires: AUGUST 22, 2022

SAMUEL S. LOONEY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

IN WITNESS WHEREOF, the said party(s) hereto have hereunto set their signatures on this the 6th day of December, 2019.

Tonya Jane Dunn

Tonya Jane Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tonya Jane Dunn, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 6th day of DECEMBER, 2019.

Chloe S Nguyen

Notary Public

CHLOE S. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020

My Commission Expires: 05/05/2020