Karen Johnson Davidson County
Batch# 675233 DEEDWARR
07/12/2021 12:43:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210712-0093338

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 091 13 0 228.00

WARRANTY DEED

Property Address & New Owner :
JAMES R. BELLAR or
JOANN E. BELLAR, Trustees of the
BELLAR REVOCABLE LIVING TRUST
435 Croley Drive
Nashville, TN 37209

Mail Tax Statement to:
James R. Bellar
JoAnn E. Bellar
7900 Highway 70 S
Nashville, TN 37221

The GRANTOR, **JAMES R. BELLAR,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

JAMES R. BELLAR or JOANN E. BELLAR, Trustees of the BELLAR REVOCABLE LIVING TRUST, dated December 19, 2005

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A parcel of land containing 0.14 acres, 6088 square feet, more or less, being part of Lot No. 18 of Block "L" on the Map of Crolywood Subdivision, of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Maptech, Inc., dated 4-12-00, as follows:

Beginning at a found iron rod at the Southeaster corner of said Lot No. 18, beign on the westerly margin of Croley Drive; thence run South 84 degrees 19' 40" West with the line between Lot Nos. 18 and 19 for a distance of 136.1 feet to a set iron pin at the southeast corner of said Lot No. 18; thence run North 04 degrees 29' 08" west with the west line of said Lot No. 18 for a distance of 60.80 feet to the northwest corner of said Lot No. 18 and the southerly right-of-way line of Interstate 40, as shown on the plans of Federal Project No. I-40-3 (5) 201 and I-40-3 (51) 200; thence run north 84 degrees 39' 49" east with the said southerly right-of-way line and the north line of said Lot No. 18 for a distance of 30.33 feet; thence leaving said north line of Lot No. 18, run South 74 degrees 24' 59" east with the said southerly right-of-way line for a distance of 112.02 feet to the said westerly margin of Croley Drive; thence run south 06 degrees 00' 00" east with the westerly margin of Croley Drive for a distance of 20.00 feet to the point of beginning.

Being the same property conveyed to JAMES R. BELLAR, by Substitute Trustee's Deed of record at Instrument No. 20090518-0045324 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustees or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 8th day of July, 2021, by the undersigned.

JAMES R. BELLAR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JAMES R. BELLAR,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 8th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires September 06, 2022

SUE CLINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Jon Bell

AFFIANT

Subscribed and sworn to before me this 8th day of July, 2021.

Sue Clinton

NOTARY PUBLIC

My Commission Expires My Commission Expires September 06, 2022

SUE CLINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY