Karen Johnson Davidson County
Batch# 675233 DEEDWARR
07/12/2021 12:43:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210712-0093339

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

Map & Parcel: 091 05 0 032.00

WARRANTY DEED

Property Address & New Owner :
JAMES R. BELLAR or
JOANN E. BELLAR, Trustees of the
BELLAR REVOCABLE LIVING TRUST
758 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, married,** 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:

LAND in Davidson County, Tennessee, BEING Lot No. 11 on the Plat of Moss-Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JAMES R. BELLAR, married, by Warranty Deed of record at Instrument No. 20081212-0119604 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as set forth on the plat of record in Plat Book 2663, Page 102, Register's Office of Davidson County, Tennessee. This conveyance is further subject to all applicable zoning ordinances; utility sewer, drainage and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; building restrictions and other matters of public record.

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).

AFFIANT

Subscribed and sworn to before me 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