Karen Johnson Davidson County
Batch# 675233 DEEDWARR
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Fees: $17.00 Taxes: $0.00
20210712-0093344

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

Map & Parcel: 141 00 0 078.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
JAMES R. BELLAR or	*	James R. Bellar
JOANN E. BELLAR, Trustees of the	*	JoAnn E. Bellar
BELLAR REVOCABLE LIVING TRUST	*	7900 Highway 70 S
0 Highway 70 S	*	Nashville, TN 37221
Nashville, TN 37221	*	

The GRANTORS, **JAMES BELLAR and wife, JO ANN E. BELLAR,** as tenants by the entirety, 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, do 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

The BELLAR REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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

Being Lot Nos. 2 and 3 on the Plan of Saddle Ridge, Section I, of record in Book 5800, page 4, Register's Office for Davidson County, Tennessee.

Tract II:

Beginning at a point on the northerly margin of Highway 70 South, said point being a common front corner with Lot No. 3, thence running in a northwesterly direction along the margin of said Highway 70 South, a distance of 161.68 feet to a point; thence continuing through said point, running north 37 degrees 16' 35" W, a distance of 14.71 feet to a point, said point being common front corner with Lot No. 1; thence running north 46 degrees 29' 46" E, a distance of 251.11 feet to a point, said point being a common corner with Lot No. 4; thence running along the rear line of said Lots Nos. 4 and 5 running south 43 degrees 37' 16" E, a distance of 175.0 feet to a point, said point being a common corner with Lots Nos. 5 and 3; thence running along the common boundary with Lot No. 3, S 46 degrees 29' 38" W, a distance of 241.51 feet to a point, said point being point of beginning.

Tract III:

Beginning at a point on the northern margin of U.S. Highway 70 South, said point

being a common front corner with Lot No. 7; thence running along the margin of said Highway 70 South around a curve to the right with a radius of 442.50 feet, a distance of 67.65 feet to a point; thence running south 27 degrees 17' 16" E, a distance of 5.0 feet to a point, said point being on the northerly margin of Highway 70-S; thence continuing along the margin of said Highway 70 South and around a curve to the right with a radius of 447.5 feet, a distance 463.21 feet to a point, said point being a common front corner with Lot No. 2; thence along the common boundary with Lot No. 2 running north, 46 degrees 29' 38" E, a distance of 241.51 feet to a point, said point being in the rear line of Lot No. 5 and being a common corner with Lot No. 2; thence running along the rear line of Lot No. 5, a distance of 51.58 feet to a point, said point being a common corner with Lots 5 and 6; thence running along the rear line of Lot No. 6, S 65 degrees 50' 31" E, a distance of 275.0 feet to a point, said point being a common corner with Lots 6 and 7; thence along the common boundary with Lot No. 7, a distance of 26.86 feet to a point, said point being on the margin of Highway 70-S and being point of beginning.

Being the same property conveyed to JAMES BELLAR and wife, JO ANN E. BELLAR, by Quitclaim Deed of record at Instrument No. 00006169-0000560 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee; owner's certificate, certain minimum building setback lines, easements, utility anchor easements and certain notes and requirements to which plan reference is hereby made, as shown on plan of record in Book 5800, page 4, Register's Office for 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 Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant 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 BELLAR

JO ANN E. 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 BELLAR** and **JO ANN E. BELLAR,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they 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