Karen Johnson Davidson County
Batch# 675233 DEEDWARR
07/12/2021 12:43:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210712-0093345

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

p & Parcel: 090 12 0 025.00

WARRANTY DEED

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

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

The GRANTORS, **JAMES R. BELLAR and wife, JOANN 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:

Land in Davidson County, Tennessee, being part of Lot No. 63 on the Plan of West Nashville Annex, as of record in Plat Book 332, page 11, Register's Office for said County, to which reference is made for a more complete description and described as follows:

Beginning in the center of James Avenue at the northeast corner of property conveyed to Mary L. McPherson by deed from Joe V. Thompson, et al, of record in Book 2135, page 498, said Register's Office; thence with the northerly line of said McPherson property, westwardly 200 feet; thence northwardly and parallel with the center line of James Avenue, 85 feet; thence eastwardly and parallel with the northerly line of said McPherson property, 200 feet to the center of James Avenue; thence with the center of said Avenue, southwardly 85 feet to the beginning.

Being the same property conveyed to JAMES R. BELLAR and wife, JOANN E. BELLAR, by Quitclaim Deed of record at Instrument No. 20060201-0012664 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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 R. BELLAR

JOANN 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 R. BELLAR** and **JOANN 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.

Sue Clinton

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.

Sue Clinton

NOTARY PUBLIC

My Commission Expires: My Commission Expires September 06, 2022

SUE CLINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY