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

Map & Parcel: 090 12 0 025.00

Karen Johnson Davidson County
Batch# 940479 DEEDWARR
11/14/2022 09:47:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0120992

WARRANTY DEED

Property Address & New Owner:
JOANN E. BELLAR, Trustee of the
BELLAR FAMILY TRUST
663 Westboro Drive
Nashville, TN 37209

Mail Tax Statement to:
JoAnn E. Bellar
7905 Saddle Ridge Trace
Nashville, TN 37221

The GRANTOR, **JOANN E. BELLAR, Trustee of the BELLAR REVOCABLE LIVING TRUST, dated December 19, 2005**, 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:

JOANN E. BELLAR, Trustee of the BELLAR FAMILY TRUST, dated August 10, 2021

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 JOANN E. BELLAR, Trustees of the BELLAR REVOCABLE LIVING TRUST, dated December 19, 2005, by Warranty Deed of record at Instrument No. 20210712-0093345 in the Register's Office of Davidson County, Tennessee. Said JAMES R. BELLAR died on August 10, 2021, and JOANN E. BELLAR is the now serving as the sole Trustee of the BELLAR REVOCABLE LIVING TRUST, dated December 19, 2005.

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 Trustee or any Successor Trustees and assigns in fee simple forever.

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

SAID TRUSTEE 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 7 day of November, 2022, by the undersigned.

BELLAR REVOCABLE LIVING TRUST,
dated December 19, 2005

JoAnn E Bellar 11/7/2022
JOANN E. BELLAR, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JOANN E. BELLAR, Trustee of the BELLAR REVOCABLE LIVING TRUST, dated December 19, 2005**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7 day of November, 2022.

Jill S Lambert
NOTARY PUBLIC

My Commission Expires: 09-02-2024

JILL S. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

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).

JoAnn E Bellar 11/7/2022
AFFIANT

Subscribed and sworn to before me this 7 day of November, 2022.

Jill S Lambert
NOTARY PUBLIC

My Commission Expires: 09.02.2024

JILL S. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024