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

Map & Parcel: 091 05 0 032.00

Karen Johnson Davidson County
Batch# 940479 DEEDWARR
11/14/2022 09:47:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0120995

WARRANTY DEED

Property Address & New Owner:
JOANN E. BELLAR, Trustee of the
BELLAR FAMILY TRUST
758 Croley 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 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 and JOANN E. BELLAR, Trustees of the BELLAR REVOCABLE LIVING TRUST, dated December 19, 2005, by Warranty Deed of record at Instrument No. 20210712-0093339 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.

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 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

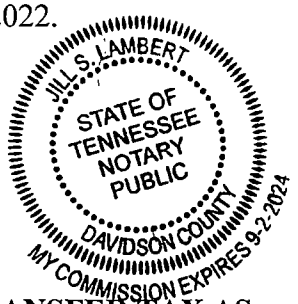
JoAnn E. Bellar 11/7/2022
JOANN E. BELLAR, Trustee

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.



NOTARY PUBLIC

My Commission Expires: 09-02-2024

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).

Jo Lynn E Ballard

AFFIANT

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

Jill S Lambert

NOTARY PUBLIC

My Commission Expires: 09.02.2024

