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

Map & Parcel: 141 00 0 077.00

Karen Johnson Davidson County
Batch# 940479 DEEDWARR
11/14/2022 09:47:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221114-0120998

WARRANTY DEED

Property Address & New Owner:
JOANN E. BELLAR, Trustee of the
BELLAR FAMILY TRUST
7900 Highway 70 S
Nashville, TN 37221

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:

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 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. 20210712-0093346 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 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 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

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 Beller

AFFIANT

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

Jill S Lambert

NOTARY PUBLIC

My Commission Expires: 09-02-2024

