Karen Johnson Davidson County
Batch # 1133822 DEEDWARR
05/13/2024 08:40:29 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20240513-0034809

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($380,000.00) cash in hand paid, the receipt of which is hereby acknowledged, HAZEL F. ATTKISSON ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto JOANN E. BELLAR, Trustee of THE BELLAR MARITAL TRUST, dated August 10, 2021, established under THE BELLAR REBOCABLE LIVING TRUST, dated December 19, 2005, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Not No. 106 on the Plan of Section Two, Richland Meadows of record in Plat Book 2083, Page 72, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 106 fronts 60 feet on the easterly margin of Meadow Crest Road and extends back 179.0 feet on the northerly line and 148.7 feet on the broken southerly line to a dead line in the rear, measuring 55.4 feet thereon.
>
> Being the same property conveyed to Hazel F. Attkisson by deed from Thomas D. Houck and spouse, Amelia Houck, dated May 31, 2001 and of record in Instrument No. 20010601-0057335, in the Register's Office of Davidson County, Tennessee.
>
> This conveaynce is subject to the right-of-way of Meadowcrest Lane.
>
> This conveyance is subject to Protective Covenants of record in Book 2152, Page 121, and Addition of Protective Covenants of record in Book 2195, Page 256, in Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on plat of record in Book 2083, Page 72, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2024 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LINDA STAPLETON and CARL H. ATTKISSON, JR. execute this instrument on behalf of HAZEL F. ATTKISSON pursuant to a Power of Attorney dated January 25, 2021, and of record in Instrument No. 20240417-0027489, in the Register's office of Davidson County,

Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2024.

HAZEL F. ATTKISSON by LINDA STAPLETON, her Attorney-In-Fact

HAZEL F. ATTKISSON by CARL H. ATTKISSON, JR., her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, LINDA STAPLETON and CARL H. ATTKISSON, Attorneys in Fact for HAZEL F. ATTKISSON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as the free act and deed of the said HAZEL ATTKISSON for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 9th day of May, 2024.

NOTARY PUBLIC

JOHN T. WAGSTER NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11/27/2027 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of May, 2024.

NOTARY PUBLIC

JOHN T. WAGSTER NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11/27/2027 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 103 03 0 018.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
JOANN E. BELLAR, Trustee
7905 Saddle Ridge Trace
Nashville, TN 37221