THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8378-01

Karen Johnson Davidson County
Batch # 1174818 DEEDQC
08/27/2024 01:11:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065874

Based on the information provided by the parties; No title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, JOANN E. BELLAR, Trustee of the BELLAR REVOCABLE LIVING TRUST dated December 19, 2005 and as Trustee of the BELLAR FAMILY TRUST dated August 10, 2021, convey and quitclaim unto JOANN E. BELLAR, Trustee of the BELLAR FAMILY TRUST dated August 10, 2021, its successors and assigns, all of its right, title and interest in and to the following described real estate, to wit:

Located in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Plan of Saddle Ridge, Section I, of record in Book 5800, Page 4, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin found in the northern margin of Highway 70 South also being the southwesternmost corner of this herein described tract of land: thence leaving said right-of-way North 49 degrees 02 minutes 18 seconds East 251.02 feet to an iron pin set; thence South 41 minutes 04 seconds 35 seconds East 175.23 feet to an iron pin found; thence South 63 degrees 17 minutes 59 seconds East 353.16 feet to an iron pin found on the northern margin of Highway 70 South; continuing with said margin for the next 4 calls; thence with a curve to the right having an arc length of 67.43 feet; a radius of 442.25 feet; a chord bearing and distance of South 60 degrees 55 minutes 24 seconds West 67.36 feet to an iron pin found; thence South 23 degrees 39 minutes 34 seconds East 5.05 feet to an iron pin found; thence with a curve to the right having an arc length of 624.89 feet; a radius of 447.50 feet; a chord bearing and distance of North 74 degrees 44 minutes 24 seconds West 575.34 feet to an iron pin found; thence North 34 degrees 19 minutes 12 seconds West 14.71 feet to the point of beginning, containing 110,303.80 square feet, 2.53 acres, more or less, per survey by Donlon Land Surveying, LLC, Timothy Mark Donlon, TN RLS # 2297, dated August 1, 2024.

Being the same property conveyed to James R. Bellar or Joann E. Bellar, Trustees of the Bellar Revocable Living Trust, dated December 19, 2005 by deed from James Bellar and wife, Jo Ann E. Bellar, dated July 8, 2021, and of record in Instrument No. 2021072-009334 in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Joann E. Bellar, Trustee of the Bellar Family Trust, dated August 10, 2021, by deed from Joann E. Bellar, Trustee of the Bellar Revocable Living Trust, dated December 19, 2005, and of record in Instrument No. 20221114-0120998, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5660, Page 823, Register's Office of 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.

This conveyance is subject to all matters as shown on survey by Donlon Land Surveying, LLC, Timothy Mark Donlon, TN RLS #2297, dated August 1, 2024.

JOANN E. BELLAR executes this instrument as Trustee of the BELLAR REVOCABLE LIVING TRUST dated December 19, 2005; and as Trustee of the BELLAR FAMILY TRUST dated August 10, 2021; and as Trustee of the BELLAR MARITAL TRUST dated August 10, 2021, for the purpose of conveying any and all interest held by said trusts to JOANN E. BELLAR, Trustee of the BELLAR FAMILY TRUST dated August 10, 2021.

WITNESS MY HAND this 28 day of August, 2024.

BELLAR REVOCABLE LIVING TRUST
dated December 10. 2005

BY: JoAnn E Bellar
JOANN E. BELLAR, Trustee

BELLAR FAMILY TRUST
dated August 10, 2021

BY: JoAnn E Bellar
JOANN E. BELLAR, Trustee

BELLAR MARITAL TRUST
dated August 10, 2021

BY: JoAnn E Bellar
JOANN E. BELLAR, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JOANN E. BELLAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged herself to be the Trustee of the BELLAR REVOCABLE LIVING TRUST dated December 10, 2005; and the BELLAR FAMILY TRUST dated August 10, 2021; and the BELLAR MARITAL TRUST dated August 10, 2021, the within named bargainors, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of said Trusts, by the said JOANN E. BELLAR as Trustee.

WITNESS MY HAND and official seal at office in said County this 28 day of August, 2024.

ASHLIE M GILLETTE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES OCTOBER 20, 2027

Ashlie M Gillette
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Jack G Rountree
AFFIANT

Subscribed and sworn before me this 28 day of August, 2024.

ASHLIE M GILLETTE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES OCTOBER 20, 2027

Ashlie M Gillette
NOTARY PUBLIC

My Commission Expires: _____

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Map & Parcels:
141 00 0 077.00
141 00 0 078.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
JOANN E. BELLAR, Trustee of the
BELLAR FAMILY TRUST dated August 10, 2021
7905 Saddle Ridge Trace
Nashville, TN 37221