Karen Johnson Davidson County
Batch# 1298529 DEEDQC
07/17/2025 03:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250717-0056591

**THIS INSTRUMENT PREPARED BY:**

**Jeffrey Mobley, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4447**

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 21, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 12 day of November, 2024.

Notary Public

My Commission Expires: _____

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Jacqueline A. Bellar, Trustee<br>4411 Harding Place<br>Nashville, Tennessee 37205 | SAME | 131 06 0H 045.00<br>131 06 0H 054.00<br>092 15 0 107.00<br>092 15 0 100.00<br>092 15 0 106.00<br>092 15 0 105.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry R. Bellar**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to an irrevocable trust established by the Grantor, hereby remises, releases and quitclaims all of the

Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jacqueline A. Bellar, Trustee of the 2024 Jacqueline Bellar Trust dated September 25, 2024,** and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 12th day of November, 2024.

Jerry R Bellar

**Jerry R. Bellar**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry R. Bellar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of _____, 2024.

My Commission Expires: _____

Notary Public

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

## EXHIBIT A

## Legal Description

**453 Cumberland Place, Nashville, TN 37215** **(131 06 0H 045.00)**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, page 451, as revised in Plat Book 8250, page 840, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This is improved property known as 453 Cumberland Place, Nashville, Tennessee 37215.

**440 Cumberland Place, Nashville, TN 37215** **(131 06 0H 054.00)**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This is improved property known as 440 Cumberland Place, Nashville, Tennessee 37215.

**206 Louise Avenue, Nashville, TN 37203** **(092 15 0 107.00)**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, more particularly described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated September 19, 1984 (Job No. 79-207) as follows:

Beginning at an iron pin set on the east right-of-way line of Louise Avenue, a 50-foot road, said pin being S 31 deg. 56' 28" W 246.6 feet from the southerly right-of-way of State Street as measured along the easterly right of way of Louise Avenue; thence,

1. With the south boundary of the property of Martin's and Bracey-Welsh, Inc., a Tennessee Corporation, as recorded in Deed Book 4904, page 216, Register's Office for Davidson County, Tennessee, N 58 deg. 00' 32" E 144.00 feet to a spike set; thence,

2. With the west right-of-way line of the alley, S 31 deg. 56' 28" E 79.00 feet to a spike set; thence,

3. S 1 deg. 29' 18" E 19.73 feet to a pike set; thence,
4. With the north right-of-way line of the alley, S 58 deg. 00' 32" W 134 feet to a spike set on the easterly right-of-way of Louise Avenue; thence,

5. With the east right-of-way line of Louise Avenue, N 31 deg. 56' 28" W 96.00 feet to the pint of beginning and containing 13,739 square feet or 0.315 of an acre.

This is improved property known as 206 Louise Avenue, Nashville, Tennessee 37203.

**209 Louise Avenue, Nashville, TN 37203** **(092 15 0 100.00)**

Land in Davidson County, Tennessee, being the north 47 feet of Lot No. 9, all of Lot No. 10, and the south 48 feet of Lot No. 11 on the Plan of P.D. Madden's Subdivision of part of Elliston Subdivision, as of record in Book 57, page 139, Register's Office for said County, a part of a 10 foot alley, lying west of said lots that was closed by instrument of record in Book 185, page 155, said Register's Office and part of an 18 foot strip lying east of said alley as closed, all shown on a copy of a survey made November 13, 1950 by James A. Hamilton, Jr., Surveyor, as follows:

Said lot No. 10, parts of Lots 9 and 11, part of said alley as now closed and part of said strip, adjoin and front together 145 feet on the westerly side of Louise Avenue and run back between parallel lines, 169.3 feet more or less to a 10 foot alley as presently located and dedicated by instrument of record in Book 174, page 428, said Register's Office.

This is improved property known as 209 Louise Avenue, Nashville, Tennessee 37203.

**210 Louise Avenue, Nashville, TN 37203** **(092 15 0 106.00)**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Percy Maddin's subdivision of Lots 8, 9, 10, 15, 16 and 17 and the westerly one-half of Lots Nos. 11 and 18 of the Elliston property, as of record in Book 57, page 139, Register's Office for said County. Said Lot No. 17 fronts 50 feet on the easterly side of Louise Avenue and runs back between parallel lines 144 feet to an alley.

This is improved property known as 210 Louise Avenue, Nashville, Tennessee 37203.

**212 Louise Avenue, Nashville, TN 37203** **(092 15 0 105.00)**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of P.D. Maddin's Subdivision of certain lots of the Elliston Lands of record in Book 57, page 139, said Register's Office.

Said Lot fronts 50 feet on the east side of Louise Avenue and runs back between parallel lines 144 feet to an alley.

This is improved property known as 212 Louise Avenue, Nashville, Tennessee 37203.

Being the same property conveyed to Jerry R. Bellar by deed from Jacqueline A. Bellar of record in Instrument No. 20250716-0056133, Register's Office for Davidson County, Tennessee

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 12, 2024

07/17/2025
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 17th day of July, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

