Johnson
Batch # 1321729
09/15/2025 10:22:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250915-0073282

THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Marie T. Bellamy and Christopher M. Bellamy, Trustees 100 Ransom Avenue Nashville, TN 37205	CENLAR Central Loan Administration and Reporting P.O. Box 77404 Ewing, NJ 08628	104 10 0O 006.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Marie Tedesco Bellamy** and **Christopher Michael Bellamy**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Marie Tedesco Bellamy** and **Christopher Michael Bellamy, Trustees of The C&M Revocable Living Trust**, dated September 9, 2025, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> A Certain realty situated in Davidson County, Tennessee, being bounded and described as follows:
>
> Being Lot No. 6, on the Plan of Byron Close, as shown on plat of record in Instrument No. 20131018-0108864, Register's Office for Davidson County,

Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marie Tedesco Scott, an unmarried woman, and Christopher Michael Bellamy, an unmarried man, from The Kelli C. Bullock Revocable Trust, Dated May 29, 2019 by Warranty Deed of record in Instrument No. 20230308-0016828 in the Register's Office for Davidson County, Tennessee. Marie Tedesco Scott being now known as Marie Tedesco Bellamy. Marie Tedesco Scott and Christopher Michael Bellamy were married in 2024, and such marriage has remained uninterrupted as of the date of execution.

This is improved property known as 100 Ransom Avenue, Nashville, Tennessee 37205.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 09 day of September, 2025.

Marie Tedesco Bellamy, Grantor

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 **Marie Tedesco Bellamy**, 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 9th day of September, 2025.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 09 day of SEPTEMBER, 2025.

Christopher Michael Bellamy, Grantor

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 **Christopher Michael Bellamy**, 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 9th day of September, 2025.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON