This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027
MAIL

ADDRESS NEW OWNER:
The Yvonne M. Bellinger Trust dated March 18, 1986
810 Battle Rd
Nolensville, Tennessee 37135

SEND TAX BILL TO:
Owner

Karen Johnson Davidson County
Batch # 1347811 DEEDWARR
11/18/2025 03:45:54 PM 3 pgs
Fees: $18.00 Taxes: $4,736.00
20251118-0092065

MORTGAGEE:

NONE

MAP **187-00**
GROUP
PARCEL **205.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard L. Murphree and wife, Gracie L. Murphree,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Yvonne M. Bellinger, Trustee of The Yvonne M. Bellinger Trust under Declaration of Trust dated March 18, 1986 and Restated and Amended in its entirety on April 22, 1988 and subsequently amended to its current Third Amended and Restated Declaration and Agreement as of February 12, 2022**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Richard L. Murphree and wife, Gracie L. Murphree by deed from Paul H. Tune of record in Instrument no. 20170427-0041604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **810 Battle Rd, Nolensville, Tennessee 37135.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the **6th** day of **November, 2025.**

Richard L. Murphree

/Gracie L. Murphree

Gracie L. Murphree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard L. Murphree and wife, Gracie L. Murphree**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of November, 2025.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/13/29

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,280,000.00.

Mary for Var

AFFIANT

Subscribed and sworn to before me on this 6th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 6-13-29

#25-9794

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT "A"

Property Description
Portion of
Paul H. Tune Property

TRACT ONE

Being a 5.005 more or less acre tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Paul H. Tune, as evidenced by deed of record at Instrument Number 20140804-0069687, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. #1660, dated December 9, 2016, as follows:

Starting at an iron pin (old) on the northerly margin of Battle Road (50 foot right-of-way), said point being the most southeasterly corner of Lot 1 on the plan of Revision One, Lot One, Tune Subdivision, of record in Instrument No. 20151210-0124466, Register's Office Davidson County, Tennessee;
Thence leaving the northerly margin of Battle Road and with the easterly line of said Lot 1, North 04 Degrees 42 Minutes 20 Seconds East, passing an iron pin set at the northeasterly corner of Lot 1 at 441.81 feet, a total distance of 477.81 feet to an iron pin (new);
Thence with a new line, severing said Tune Property, the following three calls:
South 84 Degrees 44 Minutes 34 Seconds East a distance of 144.73 feet to an iron pin (new);
Thence South 36 Degrees 19 Minutes 59 Seconds East a distance of 118.75 feet to an iron pin (new);
Thence South 85 Degrees 51 Minutes 08 Seconds East a distance of 262.36 feet to an iron pin set on the westerly margin of Battle Road; Thence with said margin of Battle Road, the following six calls:
South 11 Degrees 16 Minutes 28 Seconds East a distance of 116.63 feet to a point;
Thence with a curve to the right having a radius of 475.00 feet through a central angle of 14 Degrees 53 Minutes 06 Seconds, an arc length of 123.40 feet, a chord bearing and distance of South 03 Degrees 49 Minutes 55 Seconds East, 123.05 feet to a point;
Thence South 03 Degrees 36 Minutes 39 Seconds West a distance of 123.91 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 19 Minutes 35 Seconds, an arc length of 39.41 feet, a chord bearing and distance of South 48 Degrees 46 Minutes 26 Seconds West, 35.46 feet to a point;
Thence with the northerly margin of Battle Road, North 86 Degrees 03 Minutes 47 Seconds West a distance of 463.85 feet to an iron pin (old); Thence continuing North 85 Degrees 17 Minutes 40 Seconds West a distance of 49.31 feet to the Point of Beginning, containing 218,002 Square Feet or 5.005 Acres, more or less.