Karen Johnson
Batch # 1452461
07/29/2026 11:33:27 AM
Fees: $13.00 Taxes: $2,590.00

Davidson County
DEEDWARR
2 pgs

20260729-0069747

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$700,000.00

JoAnn E. Bellar
Affiant

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF ~~July~~, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03.09.27.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
JoAnn E. Beller 7905 Saddle Ridge Trace Nashville, Tennessee 37221	SAME AS OWNER	MAP 142 GROUP 03 0 PARCEL 012.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Henry E. McKinnon and wife Patricia P. McKinnon

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bellar Family Trust, dated August 10, 2021

Hereinafter called the grantees, their heirs and assigns, 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. 350 on the Plan of Walnut Hill Manor, Section I, of record in Plan Book 4460, page 108, Register's Office for said County. Said Lot No. 350 fronts 59.84 feet on the southerly margin of Stirrup Court and extends back 209.2 feet on the westerly line and 276.5 feet on the easterly line to a dead line, which is a broken line in the rear, measuring 250.2 feet thereon.

Being the same property conveyed to Henry E. McKinnon, by Warranty Deed dated March 26, 1980, from P. Fred Pancoast and wife, Carolyn A. Pancoast, recorded on March 27, 1980, of record in Book 5583, page 727, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **721 Stirrup Ct, Nashville, Tennessee 37221.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand and official seal at office this 24th day of July, 2026.

Henry E. McKinnon

Henry E. McKinnon

Patricia P. McKinnon

Patricia P. McKinnon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Henry E. McKinnon and Patricia P. McKinnon with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027