Karen Johnson Davidson County
Batch# 741309 DEEDWARR
10/22/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20211022-0141738

WARRANTY DEED

STATE OF TENNESSEE 2021-789
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Lesley Smith
(Affiant)

Sworn to and subscribed before me this 15th day of October, 2021.

Dee Ray
Notary Public

My commission expires: 5/2/22

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES MAY 02, 2022 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
The Bella LLC (NAME)	**NEW OWNER** (NAME)	**131-04-0-282.00**
1139 DUNCAN WOOD DR (ADDRESS)	(ADDRESS)	
NASHVILLE TN 37204 (City) (State) (Zip)	(City) (State) (Zip)	

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 legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan M. Gluck and Dina F. Gluck, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Bella LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the Final Plat, Re-Subdivision of Lot 58 and Part of Lot 57, Duncanwood P. B. 1424, PG. 139, as of record in Inst. No. 20140728-0067003, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all the same property conveyed to Jonathan M. Gluck and Dina F. Gluck, husband and wife, by deed from John Dorris, Jr. and Sharon Dorris, husband and wife, dated July 29, 2016 of record in Instrument No. 20160729-0078615, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of **Jonathan M. Gluck and Dina F. Gluck** pursuant to a Power of Attorney executed by same on the 12th day of October, 2021, and being filed for record in Instrument No. -202110220141737- and being recorded simultaneously herewith.

For information purposes only. This is improved property commonly known as 1139 Duncanwood Dr., Nashville, TN 37204.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of October, 2021.

Jonathan M. Gluck by Lesley Smith, his attorney-in-fact (SEAL)
Jonathan M. Gluck by Lesley Smith, his Attorney-In-Fact

Dina F. Gluck by Lesley Smith, her attorney-in-fact (SEAL)
Dina F. Gluck by Lesley Smith, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2021, before me personally appeared Lesley Smith, to me known to be the person (or persons) described in and who, as attorney-in-fact for Jonathan M. Gluck and Dina F. Gluck, the within named Grantors, executed the foregoing instrument in her capacity as attorney-in-fact for Jonathan M. Gluck and Dina F. Gluck, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed by signing her name as such attorney-in-fact.

Witness my hand, at office, this 15th day of October, 2021.

Dee Ray
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 02, 2022

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 15th day of October, 2021.

Quin Evans Segall

10/15/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 15th day of October, 2021.

My Commission Expires: 5/2/22

Notary Public

