Karen Johnson Davidson County
Batch# 753931 DEEDWARR
11/12/2021 12:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211112-0150875

Commitment Number: TN21105755

After Recording, Send To:

Juan Bella and Christina L Bella
3804 LAKERIDGE RUN, NASHVILLE, TN 37214-2695

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21105755.

New Property Owner/Mail Tax Statements To:
Juan Bella and **Christina L Bella**, 3804 LAKERIDGE RUN, NASHVILLE, TN 37214-2695

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
109-01-0A-061-00

GENERAL WARRANTY DEED

Juan M. Bella and **Christina L Bella who acquired title as Christina Richey**, husband and wife, hereinafter grantors, whose tax-mailing address is **3804 LAKERIDGE RUN, NASHVILLE, TN 37214-2695**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Juan Bella** and **Christina L Bella**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **3804 LAKERIDGE RUN, NASHVILLE, TN 37214-2695**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 22 ON THE PLAN OF FIRST REVISION, PHASE THREE, LAKERIDGE, OF RECORD IN PLAT BOOK 9700, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
Property Address is: 3804 LAKERIDGE RUN, NASHVILLE, TN 37214-2695

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20160512-0047168 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 109-01-0A-061-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on October 12, 2021:

Juan Bella

Christina L Bella who acquired title as Christina Richey

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 12, 2021 by **Juan Bella** and **Christina L Bella who acquired title as Christina Richey** who are personally known to me or have produced driver license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12th day of October, 2021.

Christina Bella
Affiant

Print Name

(Seal)

Notary Public

My commission expires:

07/03/2023

Tonika Robinson
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **October 12, 2021.**

Affiant Signature

OCTOBER 14, 2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **14** day of **OCTOBER**, 20 **21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462