Karen Johnson Davidson County
Batch# 1285275 DEEDWARR
06/17/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250617-0047553

WARRANTY DEED

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-21-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Curley and Samantha Potts	Churchill Mortgage	
(NAME)	(NAME)	
3804 Lakeridge Run	1749 Mallory Lane , Ste 100	109-01-0A-061.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JUAN BELLA, UNMARRIED, AND CHRISTINA L. BELLA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA POTTS AND MITCHELL CURLEY, WIFE AND HUSBAND,** 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:

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.

Being the same property conveyed to Juan M. Bella and Christina Richey, husband and wife, by Warranty Deed from Jack Cunningham of record in Instrument No. 20160512-0047168 Register's Office for Davidson County, Tennessee, dated May 10, 2016.

Being the same property conveyed to Juan Bella and Christina L Bella, husband and wife, as Joint Tenants by Warranty Deed from Juan M. Bella and Christina L Bella who acquired title as Christina Richey, husband and wife, of record in Instrument No. 20211112-0150875 Register's Office for Davidson County, Tennessee, dated October 12, 2021. Juan Bella and Christina L Bella have since divorced in the Fourth Circuit Court for Davidson County, Tennessee, docket # 22D1546.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3804 Lakeridge Run, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2025-750

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 this 6 day of Jan, 2025

JUAN BELLA

CHRISTINA L. BELLA

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 Juan Bella and Christina L. Bella, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of Jan, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2025-750

Certificate of Authenticity

I, Amanda Mayner, 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

June 6, 2025.

Date

Affiant Signature

June 17, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON