Karen Johnson Davidson County
Batch# 1347540 DEEDWARR
11/18/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251118-0091723

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 17 day of November, 2025.

Notary Public

My commission expires: 3.24.27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERNEST H. BELL AND DEBORAH S. BELL	**NEW OWNERS**	**028-00-0-042.00**
5275 Ridge Rd		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARLOS W. GEARHEART AND WIFE, KATIE B. GEARHEART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

ERNEST H. BELL AND DEBORAH S. BELL, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Plat, Carlos W. Gearheart Subdivision, of record in Instrument No. 20200710-0075532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a part of the same property conveyed to CARLOS W. GEARHEART AND WIFE, KATIE B. GEARHEART, by deed from ANNIE BELLE BIGGS, WIDOW OF CLYDE BIGGS, of record in Book 7916, Page 209, dated August 11, 1989, said Register's Office.

Also being the same property conveyed to CARLOS W. GEARHEART AND WIFE, KATIE B. GEARHEART, by deed from AMON RINGEMANN AS TO A ONE HALF (1/2) UNDIVIDED INTEREST AND I, ANNA RINGEMANN AS TO A ONE HALF (1/2) UNDIVIDED INTEREST, WITH RIGHT OF SURVIVORSHIP of record in Instrument No. 20191227-0133897, dated December 20, 2019, said Register's Office.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

This is improved property known as 5275 Ridge Rd, Joelton, TN 37080.

Witness my hand this 14 **day of NOVEMBER, 2025.**

Carlos W. Gearheart
CARLOS W. GEARHEART

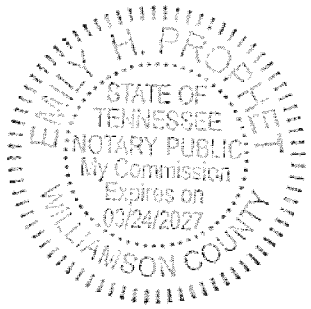
Katie B. Gearheart
KATIE B. GEARHEART

State of TENNESSEE)
County of WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CARLOS W. GEARHEART AND WIFE, KATIE B. GEARHEART,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of November, 2025.

NOTARY PUBLIC
My Commission Expires: 3-24-2027



CERTIFICATION

I, Emily H Prophet (owner/preparer of document), 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 11-17-25 (date)

E Prophet

Affiant Signature

11.17.25

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 17 day of November 2025

Maria Williams

Notary Signature

My Commission Expires: _____

