THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152709

Karen Johnson
Batch # 1352815
12/02/2025 11 45 31 AM
Fees $13 00 Taxes $8,140 00

Davidson County
DEEDWARR
2 pgs

20251202-0095428

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $2,200,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2025

Notary Public
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information·
Casey Family Trust dated January 25, 2021 1139 Duncanwood Drive Nashville TN 37204	New Owner	Tax Parcel ID No 131 04 0 282.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Bella, LLC, a California Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan O. Casey and Elizabeth P. Casey, Trustees of the Casey Family Trust dated January 25, 2021**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee being Lot No. 2 on the Final Plat, RE-SUBDIVISION OF LOT 58 AND PART OF LOT 57 DUNCANWOOD Plat Book 1424, Page 139, as of record in Instrument 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 the same property conveyed to The Bella LLC, a Limited Liability Company, by Warranty Deed from Jonathan M. Gluck and Dina F Gluck, husband and wife, of record in Instrument No. 20211022-0141738, in the Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 22, 2021

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOT 58 AND PART OF LOT 57 DUNCANWOOD, as recorded in Instrument No 20140728-0067003

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, as recorded in Book 1424, Page 139.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.

This is improved property located at 1139 Duncanwood Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2025.

The Bella, LLC

David Sacarelos

BY: David Sacarelos, Manager

STATE OF California)
COUNTY OF Santa Clara)

Before me, the undersigned, of the State and County aforesaid, personally appeared David Sacarelos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of The Bella, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 24th day of Nov., 2025

Wei Chen

Notary Public

My Commission Expires: 03/26/2026

