Karen Johnson Davidson County
Batch# 636944 DEEDWARR
05/14/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210514-0065692

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12698

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan Rodriguez and Yareli Lopez (NAME)	New Owner (NAME)	23-52.01
508 Lemont Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Anita Ritter Krantz,** a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Rodriguez and Yareli Lopez,** as tenants in common with right of survivorship, 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:

Being in the 10th, formerly the 22nd, Civil District of said county and state, being part of the 236 acre tract, designated "Reserved for Whites creek Spring" on the map of the division of the Eben L. Crocker Estate, as of record in Book 161, page 74, Register's office for said county, also being part of the 23.4 acre tract shown on the Map of the division of the Crocker Springs Tract owned by the Henry Sperry Estate, as of record in plan Book 2, page 168, Chancery Court at Nashville, described according to a survey made by Sam W. Honeycutt, consulting Engineer, September 9, 1961, and revised August 14, 1963, as follows:

BEGINNING at an iron pin on the northeasterly margin of Crocker Springs Road, south 43° 29' east 150 feet from the northwest corner of the property conveyed to. H. D. Willcutts and wife, by deed from Francis W. Gray and wife, of record in Book 3315, page 524, said Register's Office; thence with the northeasterly margin of said Road, south 43° 29' east 60 feet to the beginning of a curve and continuing with the margin of said Road around said curve in a southeasterly direction 113 feet; thence north 49° 57' east 217.7 feet; thence north 43° 27' east 100 feet; thence north 36° 15' east 203.1 feet; thence north 47° 15' east 74.5 feet; thence north 34° 10' east 105 feet; thence north 51° 22' west 196.5 feet; thence south 57° 46 ' west 113.3 feet; thence south 43° 29' east 124.3 feet; thence south 57° 46' west 280.7 feet; thence south 41° 31' west 292 feet to the beginning, containing: 3.01 acres, more or less.

Being the same property conveyed to Anita R. Krantz by Deed dated October 10, 1972 from Herman A. Krantz, recorded October 10, 1972, in Book 4644, Page 758, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Anita Ritter Krantz is signed by her duly appointed Attorney-in-fact Michael Anthony Krantz, pursuant to the Power of Attorney recorded in Instrument #20161003-0103819, said Register's Office.

This is improved property, known as 2470 Crocker Springs Road, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 12th day of May, 2021.

Anita Ritter Krantz by Michael Anthony Krantz, her Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael Anthony Krantz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 2021.

DAVID SHOLAR NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024