This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 215 Franklin Street, Clarksville, TN 37040, 931-647-3111.

MAIL TAX STATEMENTS TO:

Garrett T. Humphrey, Jr., et al

119 Shadow Creek Cove

Mount Juliet, TN 37122

OWNER AND PROPERTY ADDRESS:

Garrett T. Humphrey, et al

5305 Ridge Road

Joelton, TN 37080

Karen Johnson Davidson County
Batch# 704681 DEEDWARR
08/25/2021 02:25:44 PM 4 pgs
Fees: $23.00 Taxes: $210.90



20210825-0114980

THOMAS L. KRANTZ, SR., ET UX

TO: CASH WARRANTY DEED

GARRETT T. HUMPHREY, JR., ET AL

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **THOMAS L. KRANTZ, SR., and wife, LINDA G. KRANTZ,** as **GRANTORS,** and in this deed called the **"GRANTORS",** have this day bargained and sold and do transfer and convey unto **GARRETT T. HUMPHREY, JR. and MEW KANG,** as **GRANTEES** and in this deed called the **"GRANTEES",** as equal tenants in common, and to Grantees heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

TRACT I: BEGINNING in the center of Ridge Road, South 76 degrees East 157.00 feet and North 67 degrees East 53.00 feet from the western right of way margin of Demonbreum Road; thence southwardly and parallel with said road 125.00 feet to a stake; eastwardly 190.00 feet, thence northwardly 125.00 feet to a point in the center of Ridge Road; thence with the center of said road North 89 degrees West 78.00 feet and South 67 degrees West 112.00 feet to the beginning.

TRACT II: BEGINNING at a point in the east line of Laysel Biggs' one acre tract, and the southwest corner of a one-half (1/2) acre tract now owned by Guy Biggs; thence with Laysel Biggs' east line 85.00 feet; thence in an easterly direction and running parallel with Ridge Road, 210.00 feet to a stake in a field; thence northerly and running parallel with Laysel Biggs' east line 210.00 feet to a

stake in the center of Ridge Road; thence with the center of Ridge Road in a westerly direction 20.00 feet to a stake in the center of Ridge Road; Guy Biggs' present northeast corner; thence with Guy Biggs' east line in a southerly direction 125.00 feet to a stake; Guy Biggs' southeast corner; thence with Guy Biggs' south line in a westerly direction 190.00 feet to the point of beginning, and containing one-half (1/2) acre, more or less.

This is the same real estate conveyed to the Grantors by deed from James E. Stubblefield, Sr., and wife, Beverly Russell Stubblefield dated June 18, 2019 and recorded June 20, 2019 in Instrument Number 20190620-0059492, in the Register's Office for Davidson County, Tennessee. The real estate is designated as Map and Parcel Number 028-00-0-039.00 on the Maps of the Assessor of Property for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEES,** as equal tenants in common, and to Grantees heirs and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the plat of record in Plat Book 5190, Page 215, in the Register's Office for Davidson County, Tennessee, **GRANTORS COVENANT** that Grantors are lawfully seized and possessed of said real estate; that Grantors have a good and lawful right to convey the same; that this real estate is unencumbered; and, that Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be pro-rated between the parties hereto.

IN WITNESS WHEREOF, Grantors have hereunto affixed Grantor signatures on this the 19th day of August 2021.

THOMAS L. KRANTZ, SR.

LINDA G. KRANTZ

Linda js

STATE OF TENNESSEE

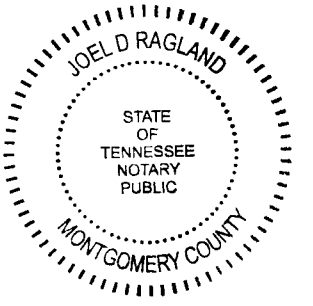
COUNTY OF MONTGOMERY

Personally, appeared before me, the undersigned Notary Public in and for said County and State, **THOMAS L. KRANTZ, SR., and wife LINDA G. KRANTZ,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19th day of August 2021.

Joel D. Ragland, Notary Public

My Commission Expires: April 11, 2022



STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$57,000.00.**

Sworn to and Subscribed to before me on this the 19th day of August 2021.

Affiant

Joel D. Ragland, Notary Public

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: April 11, 2022