Karen Johnson Davidson County
Batch# 926707 DEEDWARR
10/06/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20221006-0110333

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,000.00.

Affiant

Subscribed and sworn to me on 10/05/22.

NOTARY PUBLIC
My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Salvador Soto Renteria 5262 Ridge Road Joelton, TN 37080	NEW OWNER	028 00 0 153.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Todd W Boyles, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Salvador Soto Renteria, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a 14.17, more or less, acre tract of land lying in the 2nd Civil District, formerly the 14th Civil District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed to Steven C. Harper, et ux as of record in Book 6518, Page 318, Register's Office of Davidson County, Tennessee and more particularly described as being Tract 3 on a survey of the Harper property by William C. Abbott, Jr., dated January 20, 1987, as follows:

Beginning at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as lying west along the northerly margin of Ridge Road a distance of 272.91 feet from the westerly property line of the James E. Green, et ux property as of record in Book 5664, Page 947, Register's Office of Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running with the line dividing Tract 3 from Tract 2 on said survey North 12 degrees 30 minutes 00 seconds East a distance of 442.73 feet to a set iron pin; thence North 36 degrees 04 minutes 00 seconds East a distance of 1617.88 feet to a set iron pin lying in the southerly line of the Sarni Moukaddam property as of record in Book 5921, Page 680, Register's Office of Davidson County, Tennessee; thence with Moukaddam's line South 83 degrees 56 minutes 20 seconds East a distance of 237.20 feet to an existing iron pin, said iron pin further described as being the southwesterly corner of the J.D. Anderson, et ux property as of record in Book 4251, Page 823, Register's Office of Davidson County, Tennessee; thence with the Anderson's southerly line south.86 degrees 28 minutes 35 seconds East .a distance of 203.68 feet to an existing iron stake, said iron stake further described as being the most northeasterly corner of the said Harper property; thence with the easterly property line of the said Harper property and the westerly line of the said Green property South 40 degrees 49 minutes 00 seconds West a distance of 1780.88 feet to a set iron pin; thence South 09 degrees 51 minutes 30 seconds west a distance of 491.77 feet to a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being the most southeasterly corner of the said Harper property; thence with the northerly margin of Ridge Road North 57 degrees 55 minutes 40 seconds West a distance of 113.92 feet to a set iron pin; thence with a curve having a radius of 741.20 feet to the left a distance of 158.99 feet (Chord = North 64 degrees 04 minutes 22 seconds West, 158.68 feet) to the point of beginning, containing 14.17, more or less, acres.

Being the same property conveyed to Todd W. Boyles by Executor's Deed from Todd W. Boyles, Executor of the Estate of Gloria Boyles, of record in Instrument No. 20191213-0128514, Register's Office for Davidson County, Tennessee, dated December 9, 2019 and recorded December 13, 2019.

This is improved property known as 5262 Ridge Road, Joelton, Tennessee 37080.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 10/05/22.

Todd W Boyles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/05/22, before me personally appeared Todd W Boyles, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/05/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I John Cobb Rochford, 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 an that this is a true and correct copy of the original document executed and authenticated according to law on 10/5/22.

John Cobb Rochford

10/5/22

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 10/5/22.

Brooke Sobo

My commission expires: 9/8/25

