Karen Johnson Davidson County
Batch# 1054046 DEEDWARR
09/26/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,753.80
20230926-0075498

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2023.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G23-19643

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Casa Rey Capital, LLC, a Wyoming Limited Liability Company, as Trustee of The Faithlettsville Trust dated September 15, 2023		032-00-0-097
(NAME)	(NAME)	
1397 Campbell Rd.		
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville TN 37072		
(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, **Ronny L. Sandlin and wife, Barbara C. Sandlin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casa Rey Capital, LLC, a Wyoming Limited Liability Company, its successor or successors in interest, as Trustee of The Faithlettsville Trust dated September 15, 2023**, 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 Tract 5 on the Division of the A. R. Bess Property, in the 10th Civil District of said County, and described according to a survey made by Wm. C. Parrish, Jr,, Surveyor, dated May, 1966, as follows:

BEGINNING at a point in the southerly margin of Campbell Road, at the common corner of Tracts 5 and 6; thence with the margin of said Road, easterly 144 feet to the common corner of Tracts 4 and 5; thence with the line between Tracts 4 and 5, south 31° 11' West 276.9 feet to a point; thence south 15° 51' West 1080 feet to a point; thence, westerly 150 feet to the common rear corner of Tracts 5 and 6; thence with the line be tween said tracts, North 17° 29' East 1165 feet to a point, and North 25° 51" East 286.7 feet to the point of beginning.

Being the same property conveyed to Ronny L. Sandlin and wife, Barbara C. Sandlin by Deed dated February 22, 1980, recorded February 26, 1980, in Book 5570, Page 106, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 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.

This is improved property, known as 1397 Campbell 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 25th day of September, 2023.

Ronny L. Sandlin

Barbara C. Sandlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2023, before me personally appeared Ronny L. Sandlin and Barbara C. Sandlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2023.

Notary Signature
My commission expires:

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9-25-23 (date of document).

Affiant Signature

9-26-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY