Karen Johnson Davidson County
Batch# 1108964 DEEDQC
03/08/2024 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016268

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 24020037

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

Salvador Soto Renteria
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF MARCH 2024.

NOTARY PUBLIC

My Commission expires: 7/25/26

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY LEWIS BRONER MCCOY

Address of New Owner	Send Tax Bills To:	Tax Information:
Salvador Soto Renteria 5270 Ridge Road Joelton, TN 37080	Same	028-00-0-165.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 7th day of March 2024, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, and for the purpose of correcting a clerical mistake in the property description of a previous conveyance between the parties as recorded in Instrument No. 20190911-0091898, Register's Office for Davidson County, Tennessee, **Carl D. Krantz and wife, Margaret K. Krantz,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Salvador Soto Renteria,** Grantee, its successors and/or assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land lying in the 1st Councilmanic District of Davidson County, Tennessee, being a 5.008, more or less, acre tract according to survey by Tommy E. Walker dated April 04, 1996, said tract further described as follows:

Beginning at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being 222.90 feet east along the northerly margin of Ridge Road, from the westerly property line of the Thomas Jackson and wife, Julia Jackson property as of record in Book 9716, Page 130, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running North 12 degrees 30 minutes 29 seconds East a distance of 278.70 feet to a set iron pin; thence North 77 degrees 25 minutes 11 seconds West a distance of 171.51 feet to a set iron pin; thence North 12 degrees 30 minutes 00 seconds East a distance of 180.46 feet to a set iron pin; thence North 32 degrees 27 minutes 50 seconds East a distance of 735.00 feet to a set iron pin; thence South 57 degrees 10 minutes 58 seconds East a distance of 257.95 feet to a set iron pin in the westerly property line of the Gloria Boyles property, as of record in Book 7224, Page 991, Register's Office for Davidson County, Tennessee; thence South 36 degrees 04 minutes 00 seconds West a distance of 679.14 feet to a set iron pin; thence South 12 degrees 30 minutes 29 seconds West a distance of 442.83 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 50.01 feet (Chord = North 72 degrees 09 minutes 07 seconds West) to the point of beginning, containing 5.008, more or less, acres.

Being part of the same property conveyed to Carl D. Krantz and wife, Margaret K. Krantz, by Warranty Deed from Community Bank & Trust, a Tennessee banking corporation, dated 01/06/2012 and recorded on 01/09/2012 in Instrument No. 20120109-0002430, Register's Office for Davidson County, Tennessee.

*Salvador Soto Renteria & Soto Renteria Salvador is one and the same person.

This is improved property known as:
5270 Ridge Road, Joelton, TN 37080

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Carl D. Krantz and Margaret K. Krantz** have caused this instrument to be executed, this the 7 day of March, 2024.

Carl D. Krantz

Margaret K. Krantz

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carl D. Krantz and Margaret K. Krantz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7 day of March, 2024.

NOTARY PUBLIC
My Commission expires: 7/25/26

BRONER MCCOY LEWIS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/7/24 (date of document).

L. Broner McCoy
Date: 3/7/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 7th day of March, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

