Karen Johnson Davidson County
Batch# 1108964 DEEDWARR
03/08/2024 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20240308-0016269

STATE OF Tennessee
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Salvador Soto Renteria
AFFIANT

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

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24020037

Address of New Owner
Salvador Soto Renteria
5270 Ridge Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
028-00-0-155.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carl D. Krantz and wife, Margaret K. Krantz,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Salvador Soto Renteria,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 2nd Civil District, formerly the 14th Civil District, of Davidson County, Tennessee, being a 14.17, more or less, acre tract according to survey by William C. Abbott, Jr., dated January 20, 1987, said tract further described as follows:

Beginning at a set pin lying on the northerly margin of Ridge Road, said iron pin further described as being 272.91 feet east along the northerly margin of Ridge Road from the easterly property line of the Donald Lewis Hawkins property as of record in Book 5209, Page 29, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running with the line dividing Tract 2 from Tract 1 on said survey, North 12 degrees 30 minutes 00 seconds East a distance of 486.24 feet to a set iron pin; thence North 32 degrees 27 minutes 50 seconds East a distance of 1628.29 feet to a set iron pin lying in the southerly property line of the Sami Moukaddam property as of record in Book 5921, Page 680, Register's Office for Davidson County, Tennessee; thence with Moukaddam's line, South 26 degrees 49 minutes 45 seconds East a distance of 140.12 feet to a 20" white oak; thence South 83 degrees 56 minutes 20 seconds East a distance of 275.16 feet to a set iron pin; thence leaving Moukaddam's line and running with the line dividing Tract 2 from Tract 3 on said survey, South 36 degrees 04 minutes 00 seconds West a distance of 1617.88 feet to a set iron pin; thence South 12 degrees 30 minutes 00 seconds West a distance of 442.73 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 218.52 feet (Chord = North 78 degrees 39 minutes 50 seconds West 217.73 feet) to a set iron pin; thence North 87 degrees 06 minutes 35 seconds West a distance of 54.39 feet to the point of beginning, containing 14.17, more or less, acres.

INCLUDED in the above described property, but expressly EXCLUDED herein is a 5.008, more or less, acre tract of land as described in deed of record at Book 10080, Page 987, Register's Office for Davidson County, Tennessee.

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. For further information: Grantors previously conveyed to Grantee the above described tract by inadvertence and mistake under the name of Soto Renteria Salvador in deed of record in Instrument No. 20190911-0091898, RODCT, same having been corrected by Quitclaim Deed of record in Instrument No. 202403080016268, RODCT.

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

This is property generally located:
5274 Ridge Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of Ridge Road.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs 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.

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,** 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.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

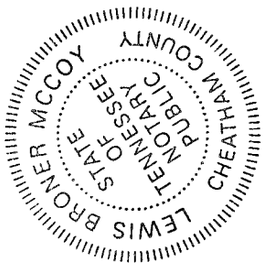
STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **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.

My Commission expires: 7/24/26

NOTARY PUBLIC



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

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY