Karen Johnson Davidson County
Batch# 1213772 DEEDWARR
12/10/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241210-0095843

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/24/2025

(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cutberto Carmona Santana, married	New Owner (NAME)	
3890 Cantarutti Road (ADDRESS)	(ADDRESS)	029-00-0-188.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Timothy Curtis and Marcie Curtis Castellarin and Michael Curtis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cutberto Carmona Santana, married , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, described according to a survey made August 12, 1959 by Hickerson-Miller, Engineers-Surveyors revised January 27, 1961, by E. L. Miller Jr., and Company, Surveyors, as follows, to wit:

Beginning at a point in the easterly line of the tract of land conveyed to Reau E. Folk Jr. Trustee by deed of record in Book 2809, Page 383, said point being 600 feet North 3°30' east of the southwesterly corner of said tract of land, and running thence with said easterly line North 3°30' East 260 feet to a point; thence South 77° 30' East 210 feet, more or less, to the easterly margin of Cantarutti Road, as extended; thence with the same, South 12° 30' West 84 feet to the beginning of a curve, having a radius of 50 feet; thence along said curve a distance of 36 feet in a southwesterly direction to a point; thence along another curving having a radius of 50 feet, in the southeasterly direction a distance of 61 feet to a point; thence South 76° 45' West 160 feet, more or less to the point of beginning, containing 0.9 acre, more or less.

Being the same property conveyed to Kenneth R. Curtis and wife, Marcia S. Curtis by Warranty Deed fro Sue T. Viaches dated September 28, 1968 and recorded September 30, 1968 in Book 4273, Page 339, Register's Office of Davidson County, Tennessee.

Marcia S. Curtis died on 7/16/1981, survived by her husband Kenneth R. Curtis.

Kenneth R. Curtis died June 19, 2022 and by will, admitted to probate by order entered 8/26/2022 by the Seventh Circuit Court for Davdison County, Tennessee, Case 22P-1380, devised said property 60% to Michael Curtis, 20% to Timothy Curtis, and 20% to Marcie Castellarin. Michael Curtis subsequently conveyed a 13.33% interest to Timothy Curtis and a 13.33% interest to Marcie Curtis Castellarin by a quitclaim of record as Instrument 20230919-0073291, said Register's Office.

Marcie Castellarin and Marcie Curtis Castellarin are the same person.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3890 Cantarutti Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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. 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/our hand(s) this 5th day of December, 2024.

Timothy Curtis

Michael Curtis

Marcie Curtis Castellarin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Curtis and Marcie Curtis Castellarin and Michael Curtis, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2024.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIELL WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/2024 (date of document).

Jennifer Russell
Affiant Signature

12/5/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

