Karen Johnson Davidson County
Batch# 1228701 DEEDWARR
01/22/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250122-0004732

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of January, 2025.

Notary Public

My commission expires: 4/23/2028

(Notary Stamp)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eddie Saldana and Britlan Saldana	**Ark-La-Tex Financial Services, LLC dba Eleven Mortgage**	**086-08-0-030.00**
1420 Autumn Knl	**5160 Tennyson Pkwy, Ste. 1000**	
Hermitage, TN 37076	**Plano, TX 75024**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Terence Patrick Ryan and wife, Janet Ruth Ryan

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eddie Saldana and Britlan Saldana, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Page 517 and 518, Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 61.95 feet on the Southerly margin of Autumn Knoll and extends back 162.99 feet on the Easterly line and 164.02 feet on the Westerly line to a dead line in the rear measuring 78.54 thereon.

Being the same property conveyed to Terence Patrick Ryan and wife Janet Ruth Ryan by Warranty Deed from Randall Phillips Builders, Inc. of record in Book 6293, page 651, Register's Office for Davidson County, Tennessee, dated May 15, 1984 and recorded on May 17, 1984.

This is improved property known as **1420 Autumn Knl, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 21st day of January, 2025.

Terence Patrick Ryan

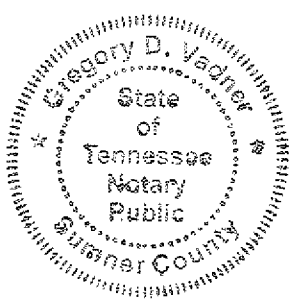
Janet Ruth Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Terence Patrick Ryan and Janet Ruth Ryan, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of January, 2025.

Notary Public
My Commission Expires: 3-23-27



Lenders Title Company File No. 24-000785-626

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/21/2025 (date of document).

Affiant Signature

1/22/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of Jan., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County