Karen Johnson Davidson County
Batch# 1300761 DEEDWARR
07/22/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $562.40
20250722-0057972

WARRANTY DEED

RHONDA M. HANNAH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Riebli-P25-0125

STATE OF TN
COUNTY OF Sum

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $152,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Valerie Riebli	1180 Concord Springs Drive	18-10.01
0 Isaac Drive	White House, TN 37188	
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas H. Luton and wife, Dana D. Luton**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Valerie Riebli and Gregory Riebli, wife and husband**, 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:

A tract of land lying adjacent to and North of Connell Estates, Section 3, above referred to in the Parcel 1, and described according to a survey made June 19, 1967, by Wayne S. Cooper, Surveyor, as follows:

BEGINNING at the Northwest corner of the Plat of Connell Estates, Section 2, at a monument, running thence N. 37 deg. 31' E 431.92 feet to an iron pin; thence S 87 deg. 37' E728.22 feet to an iron pin; running thence S 24 deg. E 31' 309.5 feet to a concrete monument, which is the Northeast corner of Lot No. 74 on said Connell Estates Plat; running thence N 72 deg. 15' W 169.6 feet to a concrete monument, which is the Northwest corner of said Lot No. 74; running thence S 85 deg. 50' W 959.38 feet to the point of beginning, and containing according to said survey 5.93 acres.

Easement Deed by Court Order to U.S. Sprint Communications Company in 201401140003779.

Ingress, Egress and Utility Easement of record in Book 9152, page 774, recorded 11/16/1993, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas H. Luton and wife, Dana D. Luton by Deed from John M. Moss and wife, Virginia L. Moss and William H. Moss and wife, Teresa I. Moss and H. S. Moss joined in this conveyance to convey all right, title or interest in an to the said property, including his life estate of record in Book 6353, page 405-409, recorded on 08/06/1984, Register's Office for Davidson County, Tennessee.

unimproved ☑
This is improved ☐ Property known as: **0 Isaac Drive, 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, the GRANTORS, 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 that 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 18 day of July, 2025

Thomas H. Luton

Dana D. Luton

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas H. Luton and Dana D. Luton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of July, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Abby L Woodward, 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 7-18-25 (date of document).

Affiant Signature

July 18, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of July, 2025.

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY SEAL

MY COMMISSION EXPIRES: 4.22.29