Name and Address of New Owner
David Ortiz Aldana
5025 Ridge Hill Drive
Joelton, TN 37080

Send Tax Bills To:
New Owner

This Instrument Prepared By and Requested By
William M Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Karen Johnson
Batch # 1320957
09/11/2025 09 54 46 AM
Fees $18 00 Taxes $1,535 50
Davidson County
DEEDWARR
3 pgs
20250911-0072599

Map & Parcel No: 028-00-0-028.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Corbin Meikle and Hannah Meikle, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Ortiz Aldana, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee·

Being real estate situated in Davidson County, Tennessee, described as follows, to-wit: Being a parcel of land in the 1st Council District of Davidson County, Tennessee, said parcel being the Thomas S. Whisenhunt property as recorded in instrument (Inst.) 20120814-0072650 Register's Office Davidson County, Tennessee (RODCT), said parcel also having an address of 5025 Ridge Hill Drive, Joelton, Tennessee 37080, said parcel also being generally described as southwest of and adjacent to Ridge Hill Drive, West of Grays Point Road, and North of Ridge Road, said parcel being more particularly described as follows Beginning at an iron pin new, said pin being on the southern right of way of said Ridge Hill Drive, (a 50' Right of Way), said pin also being North 80 degrees 47 minutes West for 748 feet, more or less, from the centerline intersection of Ridge Hill Drive and Grays Point Road, said pin also bearing Tennessee State Plane Coordinates with a Northing of 711405 54 and an Easting of 1694844.58 North American Datum 1983/Grid North, said pin also being a corner of the Terry Buck Property as recorded in Inst 201111080087675 RODCT, said pin also being a corner of Lot 1 of the Ruck Subdivision as recorded in Plat Book 8520, page 282, RODCT, said pin also being the eastern corner of the herein described parcel; Thence leaving said right of way and with the lines of said Lot 1 the following two (2) calls, North 86-40-57 West for 267.00 feet to an iron pin found, (a 1/2" rebar capped Neely), said pin bearing Tennessee State Plane Coordinates with a Northing of 711420 99 and an Easting of 1694578 03; Thence South 6-19-49 West for 192 42 feet to an iron pin found, (a 1/2" rebar capped Neely), said pin bearing Tennessee State Plane Coordinates with a Northing of 711229.74 and an Easting of 1694556.81, said pin being on the northern boundary line of the Thurell L. Daubenspeck the following two (2) calls, North 83-39-20 West a distance of 435.59 feet to a 2" pipe found, Thence South 3-50-06 West a distance of 255 00 feet to an iron

pin new, said pin being the southeastern corner of the herein described parcel, said pin also being the northeastern corner of the Michael L Morgan property as recorded in Inst. 201504170034472 RODCT; Thence with the northern boundary line of said Michael L. Morgan and the Rebecca N Fricke property as record in Inst 201004270031706 RODCT the following three (3) calls, North 76-26-34 West for 424.82 feet to an iron pin found; Thence North 76-31-41 West a distance of 576.63 feet to a 3/4" iron pin found, said pin being the southwestern corner of the herein described parcel; Thence North 5-59-53 East a distance of 125.40 feet to a 2' pipe found, said pipe being the southwestern corner of the Donzell Johnson property as recorded in Book 5081, page 377 RODCT; Thence with the southern boundary line of said Donzell Johnson, South 82-23-26 East a distance of 250.65 feet to a 1/2" iron pin found, said pin being the southwestern corner of the Judy C. Caldwell property as recorded in Book 10032, page 496 RODCT; Thence with the boundary lines of said Judy C. Caldwell the following two (2) calls, South 82-21-09 East a distance of 279.77 feet to a 1' pipe found, Thence North 3-51-17 East a distance of 240.40 feet to an iron pin new, said pin bearing Tennessee State Plane Coordinates with a Northing of 711551.52 and an Easting of 1693688.08 North American Datum 1983/Grid North, said pin also being the southwestern corner of the Lorinda K Putman property as recorded in Book 11286, page 1 07 RODCT, said pin also being the northwestern corner of the herein described parcel; Thence with the southern boundary line of said Lorinda K. Putman the following three (3) calls, South 76-39-50 East a distance of 227.50 feet to an iron pin found; Thence South 83-7-58 East a distance of 229.08 feet to 1" pipe found, Thence South 86-40-41 East a distance of 601.33 to an iron pin new, said pin being on the southern right of way of said Ridge Hill Drive; Thence with said right of way, along a curve to the LEFT, having a radius of 555.41 a delta angle of 11 degrees 33 minutes 24 seconds, and whose long chord bears S 73-45-56 East a distance of 111.84 feet to the point of beginning, said parcel containing 371,492 Square Feet or 8.528 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record This according to the survey dated April 20, 2017, by Matthew Dhority, TRLS No 2727, 2867 Brunswick Drive, Clarksville, TN 37043.

Being the same property conveyed to Corbin Meikle and Hannah Macomber, husband and wife by Warranty Deed dated January 29, 2021 from Madison Paige Comperry (now known as Madison Paige Lefrancois), a married woman, recorded February 1, 2021, in Instrument Number 20210201-0014447, in the Official Records of Davidson County, Tennessee. Hannah Macomber is now known as Hannah Meikle.

This property is known as **5025 Ridge Hill Drive, Joelton, TN 37080**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2025.

_____(SEAL)
Corbin Meikle

_____(SEAL)
Hannah Meikle

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 2nd day of September, 2025, before me personally appeared Corbin Meikle and Hannah Meikle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2025

_____
Notary Signature
My commission expires: 6-24-28

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 5th day of September, 2025.

_____
Notary Signature
My commission expires: 6-24-28

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY