Karen Johnson Davidson County
Batch# 1460022 DEEDWARR
08/17/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20260817-0076504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRANDEE GILLIAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/24/2028
COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
TNG Properties LLC	New Owner	164-00-0-104.00
(NAME)	(NAME)	
3794 Pin Hook Road		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD TREFTZ, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TNG PROPERTIES LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A 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 by Hickerson & Smith Engineering Company, dated August 9, 1965, and described as follows:

BEGINNING at an iron pin in the center of Pin Hook Road, said beginning point being the southwest corner of property conveyed to Toianie Steele, in Book 3928, Page 827, Register's Office for Davidson County, Tennessee, and being the southeast corner of property herein conveyed; thence with the center of Pin Hook Road North 73 degrees 15 minutes west 137.3 feet to an iron pin; thence north 05 degrees 40 minutes east 330.00 feet to an iron pin; thence south 85 degrees 00 minutes east with a fence 140.4. feet to an iron pin; thence south 06 degrees 38 minutes west 356.0 feet to the point of beginning. This land

contains 1 acre, more or less.

Being the same property conveyed to Kenneth M. Treftz and his wife, Emma Jean Treftz by Warranty Deed from Joann L. Ross, unmarried of record in Book 7393, Page 392, Register's Office for Davidson County, Tennessee, dated October 30, 1987 and recorded on November 02, 1987.

The said Emma Jean Treftz died March 09, 2026.

The said Kenneth M. Treftz died March 11, 2026, survived by his only child, Richard Treftz, according to Affidavit of Heirship of record in Instrument No. 20260515-0043807, Register's Office for Davidson County, Tennessee.

The Grantor(s) hereby represent and warrant that the property conveyed herein has not been the Grantor(s)' primary residence or principal place of residence

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 3794 Pin Hook Road, Antioch, TN 37013
(House No.) (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 successors and assigns forever; and we 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 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 successors 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 our hands this 14th day of August, 2026.

Richard Treftz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Richard Treftz, 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.

Witness my hand and official seal at office, this 14th day of August, 2026.

Notary Public
My commission expires: 3-23-2027

ARIELLA SWANSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/14/26 (date of document).

Emma Howard
Affiant Signature

8/14/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL