Karen Johnson Davidson County
Batch# 1470747 DEEDQC
09/10/2026 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0083887

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Casa Santa Trust	Same	016 00 0 214.00
6924 Ridgerunner Court		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Christopher John Casa Santa and Patricia Beasley, a/k/a Patricia H. Casa Santa, do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Christopher John Casa Santa and Patricia H. Casa Santa, as Trustees of the Casa Santa Trust u/d/a September 8, 2026, its successors and assigns. The real estate is described as follows:

Tract One: Being Lot No. 37 on the Plan of Ridgeview Estates, Section II, Phase II, of record in Plat Book 6200, page 692, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Tract Two: Land in Davidson County, Tennessee, described according to a survey by William M. Keel, dated December, 1987, and revised April 28, 1988, as follows:
Beginning at an iron pin in the southerly margin of the cul-de-sac at the end of Ridgerunner court, said pin being the northeast corner of Lot No. 37 on the Plan of Ridgeview Estates, section 2, Phase 2, of record in Plat Book 6200, page 692, Register's Office for Davidson County, Tennessee; thence along a curve to the left (R=50 feet; I=52 degrees 14 minutes 46 seconds) a distance of 45.59 feet to an iron pin; thence South 66 degrees 33 minutes 36 seconds East, 197.56 feet to an iron pin in the westerly boundary line of the property conveyed to Walter Kranz, et ux, by deed of record in Book 4652, page 929, Register's Office for Davidson County, Tennessee; thence South 01 degrees 55 minutes 41 seconds West, 639.96 feet to an iron pin; thence, North 82 degrees 31 minutes 45 seconds West, 113.46 feet to an iron pin; thence, North 33 degrees 37 minutes 42 seconds West, 400.00 feet to an iron pin at the southeast corner of Lot No. 37; thence, North 22 degrees 23 minutes 03 seconds East, 369.67 feet to the point of beginning.

Being the same property conveyed to Christopher John Casa Santa and Patricia Beasley from Thomas C. Rittenberry and wife, Brenda J. Rittenberry, by Warranty Deed of record in Book 9762 Pages 615-617, re-recorded in Book 9766 Pages 253-255, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 8th day of September, 2026.

Affiant Patricia H. Casa Santa

Notary Public _____ My Commission Expires:

R. WHITNEY BOYD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 8, 2027

This is improved property known as 6924 Ridgerunner Ct., Goodlettsville, TN 37072.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 8th day of September, 2026.

Christopher John Casa Santa

Christopher John Casa Santa, Grantor

Patricia H. Casa Santa

Patricia Beasley, Grantor
(a/k/a Patricia H. Casa Santa)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher John Casa Santa and Patricia Beasley (a/k/a Patricia H. Casa Santa), Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of September, 2026.

_____ My Commission Expires:

Notary Public

R. WHITNEY BOYD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 8, 2027

Certificate of Authenticity

I, R. Whitney Boyd, 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 September 8, 2026.

Date: 09/08/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on September 8, 2026.

BRANDY L. COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 14, 2030

Notary Public: Brandy L. Coleman

My Commission Expires: