Karen Johnson Davidson County
Batch# 419336 DEEDWARR
06/18/2020 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200618-0064502

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122
ML20-0357

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Cindy Braddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of June, 2020

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sherlock REI, LLC 42 Jones Circle Nashville, TN 37138	New Owner	Tax ID(s) 070-05-0-0018.00 & 070-05-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gregorio A. Esquivel Jr., married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherlock REI, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:
Being part of Lots No. 12 and 14 on the plan of H. E. Simpkin's Division of the L.G. Curtis Lands of record in Book 547, page 39, of the Register's Office for Davidson County, Tennessee, said parcel being more particularly described according to a survey of George W. Watkins, as follows:

Beginning at a point in the middle of Lloyd Avenue between said Lots Nos. 12 and 14; thence North 13 degrees East 113.3 feet with the center line of Lloyd Avenue to a point; thence North 89 degrees 45 East 123.1 feet to a point; thence with a fence line South 33 degrees West 132.7 feet to a point in the Southerly line of Lot No. 14; thence with the line between Lots Nos. 12 and 14 North 88 degrees West 29.9 feet to a point; thence Southwesterly 49 feet to a point in the Easterly margin of Lloyd Avenue, said point being 36 feet South of a point in the Easterly margin of Lloyd Avenue between Lots Nos. 12 and 14; thence Northerly with the East margin of Lloyd Avenue 36 feet to a point; thence with the line between Lots Nos. 12 and 14 Westerly 30.1 feet to the point; thence with the line between Lots Nos. 12 and 14 Westerly 20.1 feet to the point of beginning.

Tract Two:
Being a part of Lot No. 14 on the Plat of H. E. Simpkin's Division of the L.G. Curtis Lands of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, said parcel being more particularly described according to a survey of George W. Watkins as follows:

East 136.4 feet to an iron pin; thence North 12 degrees 05' East 116 feet to an iron pin; thence North 39 degrees 45' West 76.9 feet to a point; thence with a fence South 33 degrees West 132.7 feet to the point of beginning.

Being the same property conveyed to Ella L. Walls, widow and Gregorio A. Esquivel Jr., unmarried, Joint Tenants with Right of Survivorship by Quitclaim Deed from Ella L. Walls, widow of record in Instrument No. 20101027-0086043, Register's Office for Davidson County, Tennessee, dated October 6, 2010 and recorded on October 27, 2010. The said Ella L. Walls died December 22, 2019.

****Alicia Esquival joins in the execution of this instrument, with the consent of the granting spouse, to convey her marital interest, if any, in said property****

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 2402 & 2404 Lloyd Avenue, Nashville, TN 37218

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 so 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of June, 2020.

Gregorio A. Esquivel Jr.

Alicia Esquival

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregorio A. Esquivel Jr. and Alicia Esquival** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon **Tennessee this 12th day of June, 2020.**

Notary Public
My Commission Expires: _____

(Notary Seal)



True Copy Certification

I, Matthew Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____ Notary's Signature

My Commission Expires: July 3rd, 2023

