THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P20-11248-BW	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **231,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2020 Notary Public MY COMMISSION EXPIRES: 5/15/2021 (AFFIX SEAL)

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jairo Gonzaga		
3622 Old Clarksville Pike	Same	022-00-0-123.00
Joelton, TN 37080-8816		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **E. Wayne Winters and Kim D. Minton and Ramona G. Creager and Todd D. Winters**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jairo Gonzaga**

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:

A certain tract of land in the 14th Civil District of Davidson County, Tennessee, being a part of the property conveyed from Fred Bates, et. ux., to E. G. Winters, et. ux., in Book 2024, Page 579, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the north margin of Old-Clarksville Pike approximately 560 feet east of E.G. Winters' Southwest corner, thence South 76 degrees east 140 feet more or less with the north margin of Old Clarksville Pike to a point thence north 7 degrees, 30 minutes east 934.0 feet more or less to a point, thence north 76 degrees west 140 feet more or less, to a point thence South 7 degrees 30 minutes west, 934.0 feet more or less to the point of beginning, containing 3.0 acres more or less.

LESS AND EXCEPT that portion, consisting of approximately 2.0 acres, conveyed to Anita Winters by Quitclaim Deed, of record in Book 5997, Page 510, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to E. Wayne Winters and Thelma M. Winters, et al, by Warranty Deed from E. G. Winters and Anita Winters, of record in Book 4028, Page 144, Register's Office for Davidson County, Tennessee, dated June 20, 1966 and recorded on June 21, 1966. E. Wayne Winters and Thelma M. Winters were divorced in 1988. The said Thelma M. Winters deceased intestate on June 4, 2020, leaving her children, Kim D. Minton, Ramona G. Creager and Todd D. Winters as her sole heirs at law. See also Affidavit of Heirship of record in Instrument No. 202011050129802, Register's Office for Davidson County, Tennessee.

Grantor also grants to Grantee a temporary easement for ingress and egress over and along the existing driveway that is located on the adjacent parcel to the east of the above referenced parcel that is being conveyed. Said temporary easement for ingress and egress shall terminate and expire on January 21, 2021, at which time Grantee will have no further right to use said driveway.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3622 Old Clarksville Pike, Joelton, TN 37080-8816.**

Karen Johnson Davidson County
Batch# 509274 DEEDWARR
11/05/2020 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20201105-0129803

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 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 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 our hands this the 23rd day of October, 2020.

E. Wayne Winters

E. Wayne Winters

Kim D. Minton

Kim D. Minton

Ramona G. Creager

Ramona G. Creager

Todd D. Winters

Todd D. Winters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Wayne Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim D. Minton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ramona G. Creager** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Todd D. Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

