Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-VEES-21-562

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210200048

WARRANTY DEED

Karen Johnson Davidson County
Batch# 603076 **DEEDWARR**
03/30/2021 02:44:01 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20210330-0041871

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kristopher Esqueda **562 Neelys Bend Rd.** **Madison, TN 37115**	**SAME**	**052-01-0-326.01**

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, WE,

Peter J. Winnington, Sr., Married, Therese E. Winnington, Married, and Peter Winnington, Jr., Unmarried Man

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

Richard J. Esqueda and Ruth L. Esqueda, as Trustees of The Esqueda Family Trust dated April 11 2003, as to an udivided 68.18% interest and Kristopher Esqueda, umarried, as to an undivided 31.82% interest, as tenants in common.

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:

LAND in Davidson County, Tennessee, being part of Lot No. 2 in the subdivision of part of the Chadwell Tract, of record in Book 421, Page 61, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Neely's Bend Road, said point being the northwest corner of the property conveyed to Joseph L. White by deed of record in Book 777, Page 79, said Register's Office, and being 265 feet westerly from the westerly margin of Idlewild Avenue; thence southwardly with the westerly line of said White property, 350 feet to a point; thence westwardly along a line parallel to the southerly margin of Neely's Bend Road, 120 feet to a point in the line between Lots Nos. 1 and 2 in said plan; thence northwardly with the line between said two lots, 350 feet to a point in the southerly margin of Neely's Bend Road; thence eastwardly with said margin of said road, 120 feet to the point of beginning.

BEING the same property conveyed to Peter J. Winnington, Sr. and Therese E. Winnington and Peter Winnington, Jr., by Warranty Deed from Robert Green, unmarried, dated 9/18/2020 and recorded 9/21/2020 in Instrument No. 20200921-0107797, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Robert Green by Quitclaim Deed from Robert Green a/k/a Robert A. Green, dated 10/25/2019 and recorded 11/7/2019 in Instrument No. 20191107-0115350; and also being the same property previously conveyed to Robert A. Green by Trustee's Deed from Jeffrey M. Grissim, as Trustee, dated 5/8/2008 and recorded 5/22/2008 in Instrument No. 20080522-0052750, as corrected by Scrivener's Affidavit dated 8/14/2020 and recorded 8/17/2020 in Instrument No. 20200817-0091928, Register's Office for Davidson County, Tennessee.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **562 Neelys Bend Rd., Madison, TN 37115**
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 11th day of March, 2021.

Peter J Winnington SR
by Therese E Winnington, Attorney in Fact

Peter J. Winnington, Sr. by Therese E. Winnington, Attorney in Fact

Therese E. Winnington

Peter Winnington, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therese E. Winnington and Peter Winnington, Jr. the bargainor(s) 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 Nashville, Tennessee, this 11th day of March, 2021.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of March, 2021, before me personally appeared Therese E. Winnington to me known to be the person who executed the foregoing instrument in behalf of Peter J. Winnington, Sr. as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Peter J. Winnington, Sr.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 2021.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022