Karen Johnson Davidson County
Batch# 615866 DEEDWARR
04/15/2021 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $436.60
20210415-0050462

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10302-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2021.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tonya Esquibel Chelsea Danielle Esquibel 1204B Sigler Street Nashville, TN 37203	New Owner	039-00-0-022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Timothy A. Brownlee, Sr.**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tonya Esquibel and Chelsea Danielle Esquibel, as tenants in commons**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in Davidson County, Tennessee and being described according to Property Survey For: Catherine Larkin, dated October 21, 2008 by Murray Wall and Company, PC, W. Murray Wall R.L.S. #1623 and being more particularly described according to said survey as follows:

Beginning at an existing P.K. nail/railroad spike located on the centerline of Burgess Road, being the southwest corner of the property herein described and Knight's southeast corner (Instrument No. 200805300055231); thence along the centerline of Burgess Road, N 08° 01' 03" East, 403.01 feet to a point; thence, continuing along Burgess Road, North 18° 12' 14" East, 90.58 feet to an existing metal T-post in the vicinity of the centerline of Burgess Road, being the northwest corner of the within described property; thence leaving Burgess Road, South 80° 15' 00" East, 326.55 feet to an iron pin (set); thence North 60° 00' 00" East, 120.00 feet to an existing blazed oak; thence South 14° 00' 00" East, 110.00 feet to an iron pin (set); thence South 87° 52' 27" East, 324.13 feet to an iron pin (set), said point lying 40 feet west to the westerly margin of an old road bed and being the northeast corner of the within described property; thence South 05° 00' 00" East, 184.00 feet to an iron pin (set); thence South 46° 44' 21" East, 176.25 feet to an iron pin (set), being the southeast corner of the within described property; thence South 65° 56' 00" West, 359.04 feet to an iron pin (set); thence North 82° 57' 00" West, 296.77 feet to an existing metal T-post; thence North 83° 35' 19" West, 385.22 feet to the point of beginning and containing 9.22017 acres.

Being the same property conveyed to Timothy A. Brownlee, Sr. by Warranty Deed from James W. Larkin, Jr., dated August 26, 2016, of record in Instrument No. 20160830-0090723, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **5360 Burgess Road, Whites Creek, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2021.

GRANTOR:

Timothy A. Brownlee, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy A. Brownlee, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of April, 2021.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

202104150050462

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

