Karen Johnson Davidson County
Batch# 799424 DEEDWARR
02/02/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220202-0012501

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2022.

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public
MY COMMISSION EXPIRES: 3/3/2025
File No. 21-14879

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tonya Esquibel and Daniel Esquibel (NAME)	New Owner (NAME)	21-165.00
1212B Sisler Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Patricia A. Hudson, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tonya Esquibel, a married woman and Daniel Esquibel, a married man, as joint tenants with right of survivorship**, 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:

Being Tract No. 4 and the north 16 feet of Tract No. 3, on the Map of C. L. Parker's Property shown on a survey made July 1955 by C. J. Carney, Surveyor, in the 14th Civil District of said County, and described as follows:

Beginning at a point in the west margin of Clarksville Highway No. 112, 16 feet south of the corner of Tracts No. 3 and 4, being the northeast corner of the property that was conveyed to C. Walter Hidgett and wife, by deed of reocrd in Book 2707, Page 35, Register's Office for said County; thence with Midgett's north line, North 88° 30' West 535 feet more or less to a point; thence North 1° 30' East 237 feet to a point; thence South 89° 15' East 611.5 feet to a point; thence South 19° 30' West 236 feet to the point of begninning.

Grantor also conveys an easement and right to use spring and pump, as set forth in deed of record in Book 2692, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence M. Hudson and Patricia A. Jones, as tenants in common with right of survivorship, by Warranty Deed dated August 22, 2003 from Loraine Storey Santi, recorded September 2, 2003, in Instrument Number 20030902-0126370, in the Register's Office of Davidson County, Tennessee. Lawrence M. Hudson and Patricia A. Jones having since married to each other. Lawrence M. Hudson having since died on April 23, 2017, thereby vesting the subject property in Patricia A. Hudson as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Patricia A. Hudson is signed by his/her duly appointed Attorney-in-fact Kimberly Smith, pursuant to the Power of Attorney recorded in Instrument Number: _____202202020012500_____, said Register's Office.

This is improved property, known as 6031 Clarksville Pike, Nashville, TN 37080.

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.

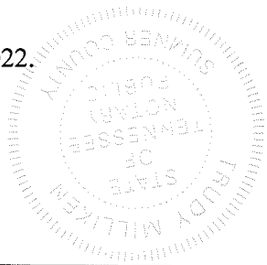
Witness my/our hand(s) this 19th day of January, 2022.

Patricia A. Hudson by Kimberly Smith AIF
Patricia A. Hudson by Kimberly Smith, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kimberly Smith, attorney-in-fact for Patricia A. Hudson, with whom I am personally acquainted, and who acknowledged that the Kimberly Smith executed the within instrument for the purposes therein contained, and who further acknowledge that Kimberly Smith is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of January, 2022.



Notary Signature 1/19/2022
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-19-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-19-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** January **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM