NEW OWNER:
EMILIANO HERNANDEZ
326 WESTCHESTER DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1230

24NT01026

Map & Parcel No.: 04214011800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1194556 DEEDWARR
10/17/2024 07:47:30 AM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20241017-0080349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Five Thousand and 00/100 Dollars ($405,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EMILY SMITH, ADMINISTRATRIX OF THE ESTATE OF GEORGE WINGETT, DAVID WINGETT and HUGH H. WINGETT, III** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **EMILIANO HERNANDEZ and YOLANDA MUNGUIA DIAZ, married** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 22, Plan of Holiday Hills, Section II, of record in Plat Book 3700, Page 19, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 22 fronts 117.4 feet on the easterly side of Westchester Drive, and extends back 314.7 feet on the northerly line and 367.7 feet on the southerly line, to a dead line in the rear, on which it measures 139.5 feet.

Being the same property conveyed to GEORGE HERDMAN WINGETT and wife, JOANNE WINGETT, by Warranty Deed from Charles M. Dowdy and wife, Clara H. Dowdy, dated September 5, 1972, and of record in Book 4635, Page 98, Register's Office for DAVIDSON County, Tennessee. George Herdman Wingett and Joanne Wingett remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Joanne Wingett; therefore, George Herdman Wingett was the surviving tenant by the entirety to the property herein. George Herdman Wingett a/k/a George Wingett is now deceased, having died a widower and intestate on April 13, 2024, in Davidson County, Tennessee. For further reference to title, see the Estate of George Wingett, of record in File No. 24P1148, in the Circuit Court of Davidson County, Tennessee, at Nashville, Probate Division, whereby the property owned by

him at the time of his death passed to his only heirs-at-law: David Wingett and Hugh H. Wingett, Jr. For further reference to title, see Disclaimer in said Estate, made by Hugh H. Wingett, Jr., resulting in his interest in the property passing to his son, Hugh H. Wingett, III. For further reference to title, see Affidavits of Heirship, of record in Instrument No. 202410170080347 and Instrument No. 202410170080348, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.
This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **326 WESTCHESTER DRIVE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

AND I, HUGH H. WINGETT, JR., do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 19, including but not limited to a Drainage Easement as shown thereon, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 4th day of October, 2024.

ESTATE OF GEORGE WINGETT

By: _____ Administratrix
Emily Smith, Administratrix

_____
DAVID WINGETT

_____
HUGH H. WINGETT, III

Hugh H. Wingett Jr.
HUGH H. WINGETT, JR.

By: Debra L. England Attorney in fact
Debra L. England, pursuant to Durable Power of Attorney, of record in Instrument No. 20240410-0025579, Register's Office for Davidson County, Tennessee.

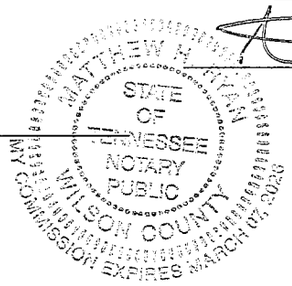
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EMILY SMITH, ADMINISTRATRIX OF THE ESTATE OF GEORGE WINGETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of October, 2024.

NOTARY PUBLIC

My commission expires: _____



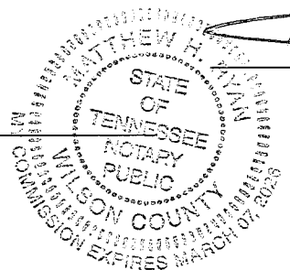
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID WINGETT and HUGH H. WINGETT, III**, 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 office this 4th day of October, 2024.

NOTARY PUBLIC

My commission expires: _____



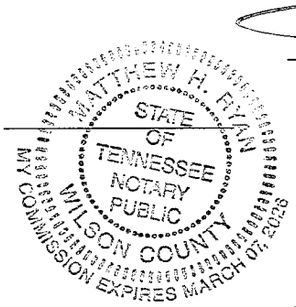
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DEBRA L. ENGLAND**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **HUGH H. WINGETT, JR.** the within-named bargainors, as the free act and deed of the said **HUGH H. WINGETT, JR.**.

WITNESS my hand and official seal at office this 4th day of October, 2024.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.**

Marcia Escobar
AFFIANT

Sworn to and subscribed to before me this 4th day of October, 2024.

NOTARY PUBLIC

My commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Summer Barton 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-4-2024 (date of document).

Summer Barton
Affiant Signature

10-14-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th of October, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVID