WARRANTY DEED

Karen Johnson
Batch # 1410530
04/23/2026 02:59:24 PM
Fees: $13.00 Taxes: $425.50

Davidson County
DEEDWARR
2 pgs

20260423-0034528

S-CW-26-778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Guillermo Mendez	**Same As New Owner**	
(NAME) **778 Hospital Dr**	(NAME) 781 Hospital Dr	**052-03-0-112.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHERYL LOUISE WEINRICH AND TIMOTHY PAUL WEINRICH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GUILLERMO MENDEZ, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 69.8 feet of Lot No. 21 and the westerly 69.8 feet of the northerly part of Lot No. 22 of Block "A" on the Plan of Home acres, not of record, and described as follows:

Beginning at a point in the southerly margin of Sanitarium Drive at the common corner of Lots 21 and 20; thence with the line between said lots, southerly 75 feet to the corner of Lots 19, 20, 21 and 22, and continuing southerly with the line between Lots 19 and 22, 78 feet to a point which is 22 feet northwardly from the common corner of Lots 18, 19, 22 and 23; thence eastwardly parallel to and 22 feet north of the line between Lots 22 and 23; eastwardly 69.8 feet to a point; thence northwardly 153 feet to a point in the southerly margin of Sanitarium Drive; thence with the margin of the same, westwardly 69.8 feet to the point of beginning.

Being the same property conveyed to Cheryl Louise Weinrich, and, Timothy Paul Weinrich, husband and wife by Quitclaim Deed for Tenancy by the Entirety Deed from Cheryl Louise Weinrich, sole beneficiary under the Last Will of David Faulkner, a/k/a David Lee Faulkner of record in Instrument No. 20260123-0005866 Register's Office for Davidson County, Tennessee, dated January 22, 2026 and recorded on January 23, 2026.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **778 Hospital Dr, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF APRIL, 2026.

Cheryl Louise Weinrich

Timothy Paul Weinrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL LOUISE WEINRICH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY PAUL WEINRICH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212