Karen Johnson Davidson County
Batch# 1427888 DEEDWARR
06/04/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20260604-0050452

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PARKWAY, STE. 1560
MURFREESBORO, TN 37129
VT260500027

WARRANTY DEED

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 2/23/30

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PARKWAY, STE. 1560, MUFFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casa Toluca, LLC **1206 McGrace Lane** **Nashville, TN 37220**	New Owner	**145-10-0065.00**

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,

Therese Winnington, a married woman and Peter J. Winnington, Sr, a married man

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

Casa Toluca, LLC, a California limited liability company

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 Lot No. 2, on the plan of Re-Subdivision of Lots 2, 3, & 4 in Tanglewood Estates, of record in Plat Book 4300, Page 72, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Therese Winnington, a married woman and Peter J. Winnington, Sr., a married man, by Warranty Deed from Nathaniel F. Greene and Amanda A. Greene, husband and wife, dated 3/1/2021 and recorded 3/3/2021 in Instrument No. 20210303-0027174, Register's Office for Davidson County, Tennessee.

The undersigned David Lewis spouse of Therese Winnington joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This property is not a marital residence of Peter J. Winnington, Sr. 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 **1206 McGrace Lane, Nashville, TN 37220**
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 1st day of June, 2026.

Therese Winnington

David Lewis

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

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

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 Winnington and David Lewis 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 1st day of June, 2026.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of June, 2026, before me personally appeared Therese 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.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of June, 2026.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

True Copy Certification

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 6/1/2026.

Kim Murray
Signature

Date: 6/2/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 2nd day of June, 2026

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE