This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25797-AP

Karen Johnson Davidson County
Batch# 1429248 DEEDWARR
06/08/2026 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260608-0051209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2026.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Solowey Leah Wilson 6031 Clarksville Pike Joelton TN 37080	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	021-165

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/we, **Daniel Esquibel, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Solowey and Leah Wilson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further 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 Midgett and wife. by deed of record in Book 2707, page 35, Register's Office for said County; thence with Midgett's North line, North 88 degrees 30 minutes West, 535 feet more or less to a point; thence North 1 degree 30 minutes East 23.7 feet to a point; thence South 89 degrees 15 minutes East 611.5 feet to a point; thence South 19 degrees 30 minutes West 236 feet to a point, thence 19 degrees 30 minutes West 236 feet to the point of beginning.

Being all of the property conveyed to Tonya Esquibel, a married woman and Daniel Esquibel, a married man, as joint tenants with right of survivorship, by deed from Patricia A. Hudson, an unmarried woman, of record in Instrument No. 20220202-0012501, Register's Office for Davidson County, Tennessee, dated January 19, 2022 and recorded on February 2, 2022.

Being the same property conveyed to Daniel Esquibel, a married man by Warranty Deed from Tonya Esquibel, a married woman, dated May 22, 2026, recorded May 22, 2026 of record in Instrument No. 20260522-0046929, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by statute.

This is improved property located at: **6031 Clarksville Pike, Joelton, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2026 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 their 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 3rd day of June, 2026

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GRANTOR:

Daniel Esquibel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Esquibel, 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 3rd day of June, 2026.

Notary Public
My Commission expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202606080051209

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-3-2026.

Affiant Signature — Date: 6-3-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-3-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY