#15887

# WARRANTY DEED

Karen Johnson
Batch# 705721
08/27/2021 09:39:52 AM
Fees: $13.00 Taxes: $703.00

Davidson County
DEEDWARR
2 pgs

20210827-0115811

RUTHERFORD COUNTY NOTARY PUBLIC TENNESSEE STATE OF KASEY KELCHNER My Commission Expires 11-17-203

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Returned. Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mardin Erasmo Lopez | new owner | 13408000700 |
| (NAME) | (NAME) | |
| 1723 Southwind dr | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James K. Haynes and Gale S. Haynes**, **husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mardin Erasmo Lopez, married,** 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. 23 on the plan of Bowood Heights, of record in Book 2331, Page 47, in the Register's Office for said County.

SAID Lot No. 23 fronts 100 feet on the west side of Ezell Road and runs back 380.3 feet on the north line and 352.3 feet on the south line to a line in the rear measuring 104.3 feet thereon.

Being the same property conveyed to James K. Haynes and wife, Gale S. Haynes, by deed of record in Book 5084 , Page 977 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 429 Ezell Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 26th day of August, 2021.

James K. Haynes

Gale S. Haynes

State of Tennessee
County of Davidson

Personally appeared before me James K. Haynes and Gale S. Haynes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2021.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 15887