Karen Johnson Davidson County
Batch# 1122843 DEEDWARR
04/15/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20240415-0026716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

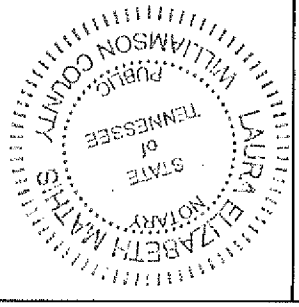
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Jose Luis R
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2024.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose L Resendiz Romero	CrossCountry Mortgage, LLC	Parcel ID: 147 12 0 046.00
(NAME)	(NAME)	
339 Haywood Ln.	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Patricia Malone, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose L Resendiz Romero and Sandra Lopez Vega, spouses married to each other**, 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:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 19 on the unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision and being more particularly described as follows:

Beginning at a point in the centerline of Haywood Lane; said point being the northeast corner of Lot No. 19 on the aforementioned plan of H.E. Bernal's Plan Of Haywood Heights Subdivision; thence,

1) South 03 degrees 29 minutes 35 seconds East, 997.96 feet to an iron rod (old); thence,
2) North 89 degrees 00 minutes 00 seconds West, 147.01 feet to an iron rod (old); thence,
3) North 03 degrees 37 minutes 02 seconds West, passing through a witness pin (old) at 979.52 feet, for a total distance of 1005.87 feet to a point in the centerline of Haywood Lane; thence,
4) With the centerline of Haywood Lane, South 86, degrees 03 minutes 10 seconds East, 150.00 feet to the Point of Beginning and containing 147,912.33 square feet or 3.395 acres, more or less.

Included in the above description is a certain perpetual easement lying between Parcels 46 and 47 for an existing privacy fence for the benefit of Parcel 47 and being more particularly described as follows:

Commencing at a point in the centerline of Haywood Lane, said point being the northeast property corner of Lot 19 as shown

on the aforementioned unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision; thence,

b) With the common property line between Lots 18 and 19 of said plan, South 03 degrees 29 minutes 35 seconds East, 186.91 feet to the Point of Beginning of the herein described easement, thence,

4) Continuing with said common line, South 03 degrees 29 minutes 35 seconds East, 109.64 feet to a point; thence,
5) With a new easement line through a portion of Parcel 46, South 86 degrees 30 minutes 25 seconds East, 7.60 feet to a point, thence,
6) North 07 degrees (Erroneously stated in prior deed as 00 degrees) 28 minutes 21 seconds East, 109.90 feet to the Point of Beginning and containing 417 square feet, more or less.

Being the same property conveyed to James R. Malone and wife, Patricia Malone from Marcia P. Foster and James D. Pope, Jr. by Warranty Deed dated November 1, 2002 recorded on December 23, 2002 in Instrument No. 20021223-0158045, in the Register's Office for Davidson County, Tennessee. The said James R. Malone having died on November 27, 2019, thereby vesting property to Patricia Malone as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
unimproved ☐
This is improved ☒ property, known as 339 Haywood Ln., Nashville, TN 37211

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 12th day of April, 2024
PATRICIA MALONE BY
_____, AIF
Patricia Malone
By: Richard Eliott Malone, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Richard Eliott Malone, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia Malone as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Patricia Malone, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2024.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-28-26

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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

April 12, 2024

Date

Tonya Loftin

Affiant Signature

April 15, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)