WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-26
(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1126562 DEEDWARR
04/24/2024 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20240424-0029436

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)
Alejandro Ciprian Maldonado and Reyna Martinez Rodriguez	-Same-	Parcel ID: 107 09 0 085.00
(NAME)	(NAME)	
922 Patricia Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Gary Bartles, an unmarried man and Daniel Bartles and Christopher Bartles**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alejandro Ciprian Maldonado and Reyna Martinez Rodriguez**, 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. 75 on the plan of Patricia Heights, Section I, as of record in Book 2331, page 131, Register's Office for Davidson County, Tennessee.

Said Lot No 75 fronts 252.4 feet on the East side of Patricia Drive and Runs Back 94.1 feet on the North line and 172.0 feet on the South line to a dead line which is a broken line, measuring 238.5 feet thereon.

Being the same property conveyed to Gary Battles, a married man and Gwendolyn I. Bartles, an unmarried woman from James Roberts and Eric Sox by Warranty Deed dated May 31, 2013 and recorded on June 5, 2013 in Instrument No. 20130605-0056664, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gary Bartles from Vicky Lynn Bartles by Quitclaim Deed dated February 20, 2015 and recorded on February 23, 2015 in Instrument No. 20150223-0015294, Register's Office for Davidson County, Tennessee.

The said Gwen Bartles having since died on September 13, 2021, intestate, leaving her children, Gary Bartles and Charles R. Bartles, as her heirs-at-law. The said Charles R. Bartles having predeceased Gwen Bartles on June 27, 2014, intestate, leaving his children, Christopher Bartles and Daniel Bartles, as his heirs-at-law. See Affidavits of Heirship recorded contemporaneously herewith in Instrument No. 202404240029435 nstrument No. N/A; Instrument No. N/A; and Instrument No. N/A, in the Register's Office for Davidson County, Tennessee.

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 922 Patricia Dr., Nashville, TN 37217

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 17th day of April, 2024

Gary Bartles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Gary Bartles, an unmarried man , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2024.

Notary Public
My Commission Expires: 2-21-28
(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Daniel Bartles

Christopher Bartles

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel Bartles and Christopher Bartles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of April, 2024.

Notary Public

My Commission Expires: 11/13/2026

(SEAL)

NUNZIE G CUPO III
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2281149
MY COMMISSION EXPIRES NOV. 13, 2026

Certificate of Authenticity

I, Michelle Crawford, 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 4/18/24 and 4/17/24.

Date

Affiant Signature

4/18/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of April, 2024.

Notary's Signature

My Commission Expires: 5/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026