Karen Johnson Davidson County
Batch# 517129 DEEDWARR
11/16/2020 02:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20201116-0135072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Eglee Carolina Michel Franco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 02/10/2021
(AFFIX SEAL)

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

T-VRES-20-417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eglee Carolina Michel Franco and Francisco Javier Franco Reyes	Keller Mortgage, LLC	
(NAME) **417 Weaver Drive**	(NAME) P O Box 639078	**120-10-0-055.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NADEAN L. O'HARA, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EGLEE CAROLINA MICHEL FRANCO AND FRANCISCO JAVIER FRANCO REYES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Seven Oaks Subdivision, Section No. 1 of record in Plat Book 1835, Page 132, in the Register's Office for Davidson County, and described as follows:

Beginning at a point in the Westerly margin of Weaver Drive at the corner of Lots 12 and 13; thence with the line between said lots Westerly 138.7 feet to a point; thence Southerly 142 feet to the North margin of School Lane; thence with the margin of the same, Easterly 115 feet to the beginning of a curve; thence around said curve North-Easterly 39.27 feet to the West margin of Weaver Drive; thence with the margin of the same, Northerly 123 feet to the point of beginning.

Being the same property conveyed to Nadean L. O'Hara, a single person by Warranty deed from Elizabeth W. Dutton, f.k.a. Elizabeth Lee of record in Instrument No. 20080129-0009212 Register's Office for Davidson County, Tennessee, dated January 29, 2008 and recorded on January 29, 2008.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 183, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **417 Weaver Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 13th DAY OF NOVEMBER, 2020.

Nadean L. Ohara by Laura Mitchell, 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, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NADEAN L. O'HARA, and who acknowledged he/she/they executed the same as the free act and deed of the said NADEAN L. O'HARA.

Witness my hand and official seal, this the 13th of November, 2020.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature