Name and Address of New Owner:
Sean Germain and Maureen Germain
325 Wauford Drive
Nashville, TN 37211

Send Tax Bills To:
SWBC Mortgage Corp
9311 San Pedro # 100
San Antonio, TX 78216

Karen Johnson Davidson County
Batch# 668921 DEEDWARR
06/30/2021 02:34:30 PM 6 pgs
Fees: $33.00 Taxes: $1,998.00
20210630-0088818

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-05-0-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alysha E. Lessor, a married woman and Lisa M. Jurado, a married woman** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Sean Germain and Maureen Germain, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section One, Caldwell Hall, of record in Plat Book 2900, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel M. Jamieson and wife, Nora Jean Jamieson, by Warranty Deed from Glen Carrol Wakefield and wife, Bertha M. Wakefield, of record in Book 3864, page 340, Register's Office for Davidson County, Tennessee, dated February 23, 1965 and recorded on February 25, 1965.

Being the same property conveyed to Daniel M. Jamieson and Norma J. Jamieson, Trustees of the Jamieson Family Revocable Living Trust Agreement, dated April 11, 1997, by Quitclaim Deed from Daniel M. Jamieson and wife, Nora Jean Jamieson, of record in Book 10415, page 61, Register's Office for Davidson County, Tennessee, dated April 11, 1997 and recorded on April 14, 1997.

Certificate of Trust recorded on January 21, 2021 and Instrument No. 20210121-0009349.

Being the same property conveyed to Music City Holding, LLC, by Warranty Deed from Jamieson Family Revocable Living Trust Agreement dated 04/11/1997, of record in Instrument No. 20210121-0009350 Register's Office for Davidson County, Tennessee, dated January 19, 2021 and recorded on January 21, 2021.

Being the same property conveyed to Alysha E. Lessor and Lisa M. Jurado, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20210122-0009620 Register's Office for Davidson County, Tennessee, dated January 19, 2021 and recorded on January 22, 2021.

Being also known as 325 Wauford Drive, Nashville, Tennessee 37211.

This property is not now and never has been the primary residence of the Grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of June, 2021.

Alysha E Lessor (SEAL)
Alysha Erin Lessor

Lisa Jurado (SEAL)
Lisa Jurado

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alysha Erin Lessor and Lisa Jurado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2021.

Notary Public
My commission expires: See Attached Documents

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant) Lisa Jurado

Alysha Erin Lessor

Sworn to and subscribed before me this
28th day of June, 2021.

Notary Public
My commission expires: See Attached Documents

File No. 2021-1661

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES)

On 6-28-2021 before me, DERICK RIVERA EQUIZA / NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ALYSHA ERIN LESSOR AND LISA JURADO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)

VRS5 DERICK RIVERA EQUIZA COMM. # 2322205 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Feb. 24, 2024 VRS5

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 28TH day of JUNE, 2021, by ALYSHA ERIN LESSOR AND LISA JURADO, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

VRS5 DERICK RIVERA EQUIZA COMM. # 2322205 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Feb. 24, 2024 VRS5

(Seal)

Signature _____
DERICK RIVERA EQUIZA / NOTARY PUBLIC

Certification of Recorded Documents

I, Karen Suggs, 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 June 28, 2021.

(AFFIANT) – Karen Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of June, 2021.

My commission expires: 3/6/24

Notary Public

