Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-561

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 1002353 DEEDWARR
05/11/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230511-0035245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 10th day of May, 2023.

Notary Public
My Commission Expires: 9-8-25

2023-132

Address of New Owner:	Send Tax Bills to:	Tax Information:
Katherine Rodriguez and Benjamin Hays	Wesley Mortgage, LLC	
561 Elaine Drive	9009 Carothers Parkway, Ste. A-3	133-13-0-139.00
Nashville, TN, 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jon Thomas Germain and Rainey Germain, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Katherine Rodriguez and Benjamin Hays, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, 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 Jon Thomas Germain and Rainey Germain, husband and wife by Warranty Deed from Weston 1, LLC of record in Instrument No. 20180621-0059997 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 21, 2018.

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

This is improved property located at **561 Elaine Drive, 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 10th day of May, 2023.

Jon Thomas Germain

Rainey Germain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon Thomas Germain and Rainey Germain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of May, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



Certificate of Authenticity

I, Natalie A. McKee, 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 May 10, 2023.

Affiant Signature

5/10/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10 day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-23-561