Karen Johnson Davidson County
Batch# 1132822 DEEDWARR
05/09/2024 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,829.47
20240509-0034142

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249287

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$494,450.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of May 2024.

Notary Public
My Commission Expires 10/27/25

Brad Krivensky State of Tennessee Notary Public Williamson County

WARRANTY DEED

THIS INDENTURE, made this 8th day of May 2024, among:

ERNESTO RODRIGUEZ

of Davidson County, Tennessee, his trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MOLLY DEAN MEIJUN MAYES, TRUSTEE OF THE MOLLY MAYES LIVING TRUST DATED MAY 31, 2023

of Davidson County, Tennessee, her trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 263 on the Map of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ernesto Rodriguez by deed from Music City Financial, LLC, a Texas limited liability company, dated September 26, 2023, of record in Instrument No. 20230927-0075801, Register's Office for Davidson County, Tennessee.

Being commonly known as 309 Fairlane Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ernesto Rodriguez

State of Tennessee
County of Davidson

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

Witness my hand and official seal this 8th day of May 2024.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires: _____

Owner Name & Property Address:
Name: Molly Mayes
Address: 309 Fairlane Drive
City, State, Zip: Nashville, TN 37211

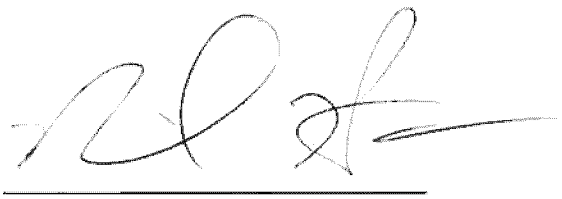
Responsible Party For Taxes:
Name: **Molly Mayes**
Address: **309 Fairlane Drive**
City, State, Zip: **Nashville, TN 37211**

Tax ID: 148-13-157.00

VERSION: January 2019

Certificate of Authenticity

I, Nick Harris, 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 8, 2024.



Affiant Signature

5/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of May, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

