Karen Johnson Davidson County
Batch# 215306 DEEDWARR
04/08/2019 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $569.80
20190408-0032002

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Gustavo Serrano, a single man, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Loveretta N. Braxton, single woman,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

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. 37-A, on the Zone Lot Division of Lots 37 and 57, East Lake Subdivision, Section IV, of record in Plat Book 5200, Page 579, amending Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gustavo Serrano by Warranty Deed dated May 3, 2016 of record in Instrument No. 20160504-0044188, Register's Office of Davidson County, Tennessee.

Map & Parcel 108-12-0-17

Property Address: 3240 Lakeford Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 5 day of April, 2019.

Gustavo Serrano

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Gustavo Serrano, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of April, 2019.

My commission expires: 2/28/2022

Notary Public

KIMBERLY ANNE HANNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. FEBRUARY 28, 2022
MAURY COUNTY

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$154,000.00.**

Affiant

Subscribed and sworn to before me, this 8th day of April, 2019.

My commission expires: October 7, 2019

Notary Public

OLIVIA WAGGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

NEW PROPERTY OWNERS:

Loveretta N. Braxton
3240 Lakeford Drive
Nashville, TN 37214

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020