Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224828 DEEDWARR
05/02/2019 11:44:47 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190502-0040881

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. FEBRUARY 28, 2022
MAURY COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Elizabeth Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2019

Melissia Dugger
Notary Public

MY COMMISSION EXPIRES: 2/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gustavo A. Serrano Gonzalez Raul Alberto Serrano		13401002800
(NAME) 605 Vinson Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Abiezer Gonzalez Perez and Maritza Galvez Hernandez, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gustavo A. Serrano Gonzalez, a single man and Raul Alberto Serrano, a married man,** hereinafter called the GRANTEES, their heirs and assigns, 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. 42 on the Plan of Curreywood Acres, Section I of record in Plat Book 2133, Pages 109 and 110, 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 Abiezer Gonzalez Perez and Martiza Galvez Hernandez, husband and wife, by deed of record in Instrument No. 20140331-0026434, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 605 Vinson Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 30th day of April, 2019.

Abiezer Gonzalez Perez

Maritza Galvez Hernandez

State of Tennessee
County of Davidson

Personally appeared before me Abiezer Gonzalez Perez and Maritza Galvez Hernandez, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2019.

Notary Public
My Commission Expires: _____

File No.: 13865

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020