Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1578

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00

Janel Johnson
Affiant

Karen Johnson Davidson County
Batch# 423191 **DEEDWARR**
06/22/2020 02:58:06 PM 2 pgs
Fees: $13.00 Taxes: $824.73
20200622-0066951

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June, 2020

Debbie A. Serrin
Notary Public

DEBBIE A. SERRIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: 1-13-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timoteo Serrano and Jessica Sue Serrano 912 Wemberton Drive Nashville, TN 37214	LoanDepot.Com 4800 N. Scottsdale Rd. Ste300 Scottsdale, AZ 85251	108-04-0-038.00

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, I/WE,

Amber Suzann Harris-Burr NKA Amber Farmer, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timoteo Serrano and Jessicah Sue Serrano, husband and wife

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. 73 on the Plan of Section Two, Larchwood Subdivision of record in Plat Book 5200, Page (s) 207 and 208, 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 Troy Harris-Burr and wife, Amber Harris-Burr by Warranty deed from Patricia S. Walker of record in Book 11662, page 761, Register's Office for Davidson County, Tennessee, dated August 30, 1999 and recorded on September 15, 1999.

Being the same property conveyed to Amber Suzann Harris-Burr by Quitclaim deed from Allen Troy Harris-Burr of record in Instrument No. 20020918-0113831 Register's Office for Davidson County, Tennessee, dated August 07, 2002 and recorded on September 18, 2002. Note: Divorce Decree and Marital Dissolution Agreement in the case styled Amber Suzann Harris-Burr V. Allen Troy Harris-Burr, Civil Action No. 02D1351, Fourth Circuit Court of Davison County, Tennessee. Amber Suzann Harris-Burr having since married and is now know and Amber Farmer. James Farmer hereby joins in the execution of this deed to convey and and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 912 Wemberton Drive, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of June, 2020.

Amber Farmer

James Farmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amber Farmer and James Farmer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of June, 2020.

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-11-2023

(Notary Seal)

Notary Public
My Commission Expires: 12-11-23

WARRANTY DEED