AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-134870-WCM

Karen Johnson Davidson County
Batch# 490756 DEEDQC
10/07/2020 08:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201007-0116063

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 173-05-0A-114.00

QUITCLAIM DEED

THIS DEED made and entered into on this 30 day of September, 20 20, by and between **JONATHAN A. SERRANO and RACHEL MARIE SERRANO F/K/A RACHEL MARIE TROWBRIDGE, HUSBAND AND WIFE**, a mailing address of 1936 Shaylin Loop, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **JONATHAN A. SERRANO and RACHEL MARIE SERRANO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1936 Shaylin Loop, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in ~~Williamson~~ Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 1936 Shaylin Loop, Antioch, TN 37013

BEING THE SAME PROPERTY CONVEYED TO JONATHAN A. SERRANO AND RACHEL MARIE TROWBRIDGE, HUSBAND AND WIFE FROM ROSARIO TAYLOR, UNMARRIED, AND MICHELLE FILAROSKI, MARRIED, BY DEED DATED DECEMBER 13, 2018 AND RECORDED ON DECEMBER 14, 2018 AS INSTRUMENT NO. 20181214-0121904.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JONATHAN A. SERRANO

RACHEL MARIE SERRANO F/K/A RACHEL MARIE TROWBRIDGE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JONATHAN A. SERRANO and RACHEL MARIE SERRANO F/K/A RACHEL MARIE TROWBRIDGE, the within named Grantor, 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 seal, at office in 218 Murfreesboro Rd Franklin, TN 37064, this 30 day of September, 2020.

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: May 17, 2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 30 day of September, 20 22.

Notary Public
My Commission Expires: May 14 2023

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Jonathan A. Serrano
Rachel Marie Serrano
1936 Shaylin Loop
Antioch, TN 37013

Name and address of property owner:

Jonathan A. Serrano
Rachel Marie Serrano
1936 Shaylin Loop
Antioch, TN 37013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 30 day of September, 20 20.

Notary Public
My Commission Expires: May 17, 2023

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Jonathan A. Serrano
Rachel Marie Serrano
1936 Shaylin Loop
Antioch, TN 37013

Name and address of property owner:

Jonathan A. Serrano
Rachel Marie Serrano
1936 Shaylin Loop
Antioch, TN 37013

Exhibit "A"

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING ALL OF LOT NO. 114, ON THE PLAN OF BARNES CROSSING, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20050721-0084791, AND AMENDED OF RECORD IN INSTRUMENT NO. 20051114-0136938, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORDS, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN A SERRANO AND RACHEL MARIE TROWBRIDGE, HUSBAND AND WIFE FROM ROSARIO TAYLOR, UNMARRIED, AND MICHELLE FILAROSKI, MARRIED, BY DEED DATED DECEMBER 13. 2018 AND RECORDED ON DECEMBER 14, 2018 AS 20181214-0121904.

Parcel ID Number: 173 05 0A 114.00

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021