WHEN RECOREDED MAIL TO:
STEWART TITLE GUARANTY COMPANY
5000 N BIRCH STREETSUITE 550
NEWPORT BEACH, CA 92660

Karen Johnson Davidson County
Batch# 577745 DEEDWARR
02/24/2021 01:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210224-0023130

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NICOLE SERRANO AND JOHN SERRANO	NICOLE SERRANO AND JOHN SERRANO	172080C00200CO
434 KINHAWK DRIVE NASHVILLE, TN 37211	434 KINHAWK DRIVE NASHVILLE, TN 37211	

For good consideration, I (We) **NICOLE A. SERRANO ALSO KNOWN AS NICOLE SERRANO, A SINGLE WOMAN AND MARLEEN SERRANO, SPOUSE OF JOHN SERRANO,** whose mailing address is 434 KINHAWK DRIVE, NASHVILLE, TN 37211, hereby bargain, deed and convey to **NICOLE SERRANO, AN UNMARRIED WOMAN AND JOHN SERRANO, A MARRIED MAN** whose mailing address is 434 KINHAWK DRIVE, NASHVILLE, TN 37211, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 434 ON THE PLAN OF HOMES AT KINHAWK DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, N, INSTRUMENT NO. 20170309-0023597, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NICOLE A. SERRANO, A SINGLE WOMAN BY WARRANTY DEED FROM COBALT VENTURES, LLC, DATED OCTOBER 5, 2018, RECORDED ON OCTOBER 8, 2018 AS INSTRUMENT 20181008-009948.

APN: 172080C00200CO

Property Address: 434 KINHAWK DRIVE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 28 day of JANUARY, 2021.

NICOLE A. SERRANO A/K/A NICOLE SERRANO

STATE OF TN)
) SS.
COUNTY OF Rutherford)

On this 28 day of January 2021, before me personally appeared **NICOLE A. SERRANO A/K/A NICOLE SERRANO** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

KRISTOPHER RYAN BOHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-19-24

Notary Public
My Commission Expires: 3-19-24

WITNESS the hands and seal of said Grantors this 1st day of February 2021.

Marleen Serrano

MARLEEN SERRANO

STATE OF New York)
) SS.
COUNTY OF Saratoga)

On this 1st day of Feb 2021, before me personally appeared **MARLEEN SERRANO**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Megan I Webb
Notary Public
My Commission Expires: 3/30/2021

MEGON I WEBB
Notary Public - State of New York
NO. 01WE6203135
Qualified in Washington County
My Commission Expires 3/30/2021

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ $50.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Rutherford

Sworn to before me this 28 day of Jan, 20 21.

Notary Public
My Commission Expires: ~~3-19~~

Name and address for person(s) responsible for taxes:
NICOLE SERRANO AND JOHN SERRANO
434 KINHAWK DRIVE
NASHVILLE, TN 37211

Name and Address of property owner:
NICOLE SERRANO AND JOHN SERRANO
434 KINHAWK DRIVE
NASHVILLE, TN 37211

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of Rutherford

On 1/28/21 (DATE) before me, Kristoher Ryan Boher (NAME OF NOTARY PUBLIC)

personally appeared Nicole A Serrano (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

KRISTOPHER RYAN BOHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-15-2023

Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

1/28/21
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

True Copy Certification

I, Cindy Robles, 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.

Cindy Robles
Signature

State of California

County of Orange

Personally appeared before me, Carmen Headworth, a notary public for this county and state, Cindy Robles who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023

Notary's Signature

My Commission Expires: November 10th, 2023
Notary' Seal (if on paper)