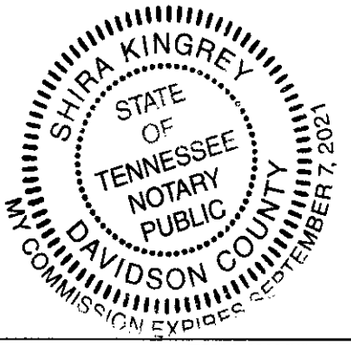
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $925,000.00 Affiant Subscribed and sworn to before me, this the 7th day of May, 2021. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 632033 DEEDWARR
05/10/2021 10:20:56 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20210510-0062253

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jaime L. Gilliam-Swartz	NEW OWNER	091-16-0-053.00
4610 Elkins Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL A. SERAFINI AND KAREN M. SERAFINI, F/K/A KAREN M. OWEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAIME L. GILLIAM-SWARTZ AND EMMICIA JACQUELYN BRACEY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 55' of Lot No. 511, Block "B" on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, 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 Daniel A. Serafini, unmarried, and Karen M. Owen, unmarried, all as Tenants in Common with a right of survivorship, with Angelo Serafini, a married person by Warranty deed from Gayle M. Brinker of record in Instrument No. 20070801-0091325 Register's Office for Davidson County, Tennessee, dated July 30, 2007 and recorded on August 01, 2007.

Being the same property conveyed to Daniel A. Serafini, unmarried and Karen M. Owen, unmarried as tenants in common with right of survivorship by Quitclaim deed from Angelo Serafini, a married man of record in Instrument No. 20080220-0016635 Register's Office for Davidson County, Tennessee, dated February 01, 2008 and recorded on February 20, 2008.

Karen M. Owen now married and being known as Karen M. Serafini.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4610 Elkins Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2021.

Daniel A. Serafini

Karen M. Serafini f/k/a Karen M. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel A. Serafini and Karen M. Serafini, f/k/a Karen M. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2021.

Notary Public

My Commission Expires: 3-3-25

