This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13205-AP

Karen Johnson Davidson County
Batch# 689511 DEEDWARR
08/03/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210803-0104426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Jonathan Edward Kemper
Affiant

SPENCER LAMBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of August, 2021.

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Edward. Kemper Hope Sajdak 2416 Pleasant Springs Lane Hermitage, TN 37076	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	064-16-0D-152-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jamie Serrano AKA Jaime Serrano and Rosa Serrano, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Edward Kemper and Hope Sajdak, husband and wife**, hereinafter called the Grantee(s), 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 all of Lot No. 300, Section Three, Truxton Park, according to survey and plat of same appearing of record in Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jamie Serrano and wife, Rosa Serrano by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, dated October 21, 2002, recorded November 21, 2002, of record in Instrument No. 20021121-0144561, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2416 Pleasant Springs Lane, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2021.

GRANTOR:

Jamie Serrano aka Jaime Serrano

Jamie Serrano aka Jaime Serrano

Rosa Serrano

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamie Serrano aka Jaime Serrano and Rosa Serrano, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of August, 2021.

Notary Public
My Commission expires:

ANA MARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

202108030104426

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 8-2-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd **day of** August **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM