Karen Johnson Davidson County
Batch# 820121 DEEDQC
03/11/2022 09:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220311-0028403

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Christopher Serino & Hannah Serino 113 Becker Avenue Old Hickory, TN 37138

Order Number: PMCREF21418088

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Christopher Serino and Hannah Serino, husband and wife and Michael Peters and Alix Peters, Husband and wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Christopher Serino and Hannah Serino, married to each other, as tenants by the entirety,** whose address is 113 Becker Avenue, Old Hickory, TN 37138, the following described real property located in Davidson County, State of Tennessee and further described as follows:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, being Lot No. 13, of Block C on the Plan of Subdivision Map No. 3 of Life and Casualty Insurance Co. Property, of record in Plat Book 974, Page 11, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Serino and Hannah Serino, husband and wife and Michael Peters and Alix Peters, Husband and wife by Warranty Deed from Wylie Chapman and Colleen Chapman, husband and wife, dated September 27, 2018, recorded on October 1, 2018 as Instrument 20181001-0091798

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to _____

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 053 11 0 054.00
Street address of property: 113 Becker Avenue, Old Hickory, TN 37138

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 146723, in the Register's Office, Davidson County, Tennessee.

Signed this 26 day of January, 2022.

Signature of Grantors (1 & 2 of 4):

Christopher Serino

Hannah Serino

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26th day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Christopher Serino and Hannah Serino, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

Signed this 26 day of JANUARY, 2022.

Signature of Grantors (3 & 4 of 4):

Michael Peters

Michael Peters

Alix Peters

Alix Peters

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26th day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael Peters and Alix Peters, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Edward Faria

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 053 11 0 054.00
Street address of property: 113 Becker Avenue, Old Hickory, TN 37138

Christopher Serino

Oath of Consideration

I or we, HANNAH SERINO, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 26 day of January, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 26th day of January 2022.

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

LEGAL DESCRIPTION

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, being Lot No. 13, of Block C on the Plan of Subdivision Map No. 3 of Life and Casualty Insurance Co. Property, of record in Plat Book 974, Page 11, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Serino and Hannah Serino, husband and wife by Warranty Deed from Wylie Chapman and Colleen Chapman, husband and wife, dated September 27, 2018, recorded on October 1, 2018 as Instrument 146723.

APN: 053 11 0 054.00

Commonly known as: 113 Becker Avenue, Old Hickory, TN 37138

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 1.26.2022 (date of document).

Cheri Hackethal
Affiant Signature

2.21.2022
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 2nd day of February, 2022.

Vernell Bowers
Notary's Signature

MY COMMISSION EXPIRES: April 19, 2023

NOTARY'S SEAL

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 19, 2023
15634878