Karen Johnson Davidson County
Batch# 905917 DEEDWARR
08/22/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220822-0094255



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Jessica Gebhart
Affiant

Subscribed and sworn to before me, this 16th day of August, 2022.

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephanie G. Faust	Stephanie G. Faust	108-04-0-038.00
912 Wemberton Drive	912 Wemberton Drive	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Timoteo Serrano and Jessicah Sue Serrano, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Stephanie G. Faust, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Two, Larchwood Subdivision of record in Plat Book 5200, Page (s) 207 and 208, 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 Timoteo Serrano and Jessicah Sue Serrano, husband and wife by Warranty deed from Amber Suzann Harris-Burr NKA Amber Farmer, a married woman of record in Instrument No. 20200622-0066951 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This is improved property known as **912 Wemberton Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 15th day of August, 2022.

Timoteo Serrano

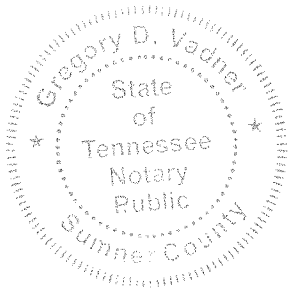
Jessicah Sue Serrano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Timoteo Serrano and Jessicah Sue Serrano, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of August, 2022.

Notary Public
My Commission Expires: 4-17-23



SolomonParks File No. 22-000932-526

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 8/15/22 (date of document).

Jessica Gebhart
Affiant Signature

8/19/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

