THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jeremy Teter
443 Monticello Street
Nashville, TN 37207
SEND TAX BILLS TO:
New Owners

Karen Johnson Davidson County
Batch# 924225 **DEEDWARR**
10/03/2022 10:30:17 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60

20221003-0108648

WARRANTY DEED

(Map 071-01-0A; Parcel 031.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MADELINE SERRANO, F/K/A MADELINE MARIA KING, A MARRIED WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JEREMY TETER, A SINGLE PERSON,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 31, on the Plan of The Woods at Monticello, Phase 1, A Cluster Lot Development, as shown on Plat of record in Instrument No. 20091216-0114519, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Madeline Maria King, single, by Warranty Deed, dated May 27, 2020, from Jeremy Earnest, a single person, and recorded June 5, 2020, in Instrument No. 20200605-0057753, in the Register's Office for Davidson County, Tennessee.
>
> Madeline Maria King is now known as Madeline Serrano. Stefan Serrano, spouse of Madeline Serrano, joins herein to convey any interest he may have in subject property by virtue or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 443 Monticello Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 28 day of September, 2022.

Stefan Serrano
STEFAN SERRANO

Witness my hand and signature on this the 30th day of September, 2022.

Madeline S F/K/A Madeline Maria King
MADELINE SERRANO,
F/K/A MADELINE MARIA KING

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 Stefan Serrano, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of September, 2022.

Leslie Tate
Notary Public

My Commission Expires: March 22, 2026

(SEAL)

LESLIE TATE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 Madeline Serrano, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~29th~~ 30th day of September, 2022.

Lynae Wilder
Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $398,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Madeline Serrano
Affiant

Subscribed and sworn to before me this ~~29th~~ 30th day of September, 2022.

Leslie Tate
Notary Public

LESLIE TATE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission Expires: ~~March 22, 2026~~

File No. GTS1-2022-425