Karen Johnson Davidson County
Batch# 937895 DEEDWARR
11/04/2022 09:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221104-0118966

WARRANTY DEED

MAIL RECORDED DEED TO:

PAUL MALLIA
PIERRO, CONNOR & STRAUSS, LLC
260 MADISON AVENUE, 16TH FLOOR
NEW YORK, NY 10016

OWNER (SEND TAX BILLS TO):

NICHOLAS SERRO, TRUSTEE
405 NORTH 17TH STREET
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00), NICHOLAS SERRO and JEAN M. SERRO, husband and wife (herein, "Grantor"), whose address is 405 North 17th Street, Nashville, TN 37206, hereby sells, transfers and conveys to (a) NICHOLAS SERRO, TRUSTEE, or any successors in trust, under the NICHOLAS SERRO REVOCABLE LIVING TRUST dated August 23, 2022 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, and (b) JEAN M. SERRO, TRUSTEE, or any successors in trust, under the JEAN M SERRO REVOCABLE LIVING TRUST dated August 23, 2022 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, as tenants in common (together herein, "Grantee"), each of whose address is 405 North 17th Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 405 North 17th Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

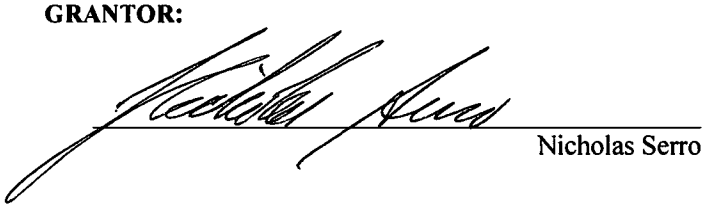
This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 083-10-0-042.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 23rd day of August, 2022.

GRANTOR:



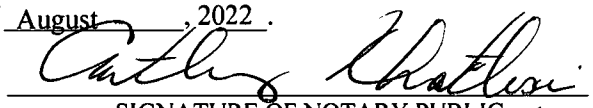
Nicholas Serro

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicholas Serro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2022.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/9/24

ANTHONY K. KHATCHOUI
Notary Public, State of New York
No. 02KH6270128
Qualified in Nassau County
Certified Filed in New York County
Commission Expires: 10/09/2024

GRANTOR:



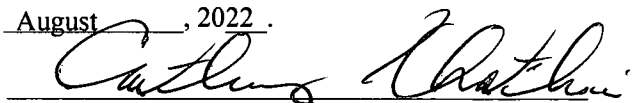
Jean M. Serro

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jean M. Serro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2022.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/9/24

ANTHONY K. KHATCHOUI
Notary Public, State of New York
No. 02KH6270128
Qualified in Nassau County
Certified Filed in New York County
Commission Expires: 10/09/2024

OATH OF CONSIDERATION

STATE OF NEW YORK
COUNTY OF NEW YORK

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Grantee:

Nicholas Serro Revocable Living Trust dated August 23, 2022

Nicholas Serro, Trustee

Subscribed and sworn to under oath before me, this 23rd day of August, 2022 by Nicholas Serro, as Trustee of Nicholas Serro Revocable Living Trust dated August 23, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/9/24

ANTHONY K. KHATCHOUI
Notary Public, State of New York
No. 02KH6270128
Qualified in Nassau County
Certified Filed in New York County
Commission Expires: 10/09/2024

Grantee:

Jean M Serro Revocable Living Trust dated August 23, 2022

Jean M. Serro, Trustee

Subscribed and sworn to under oath before me, this 23rd day of August, 2022 by Jean M. Serro, as Trustee of Jean M Serro Revocable Living Trust dated August 23, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/9/24

ANTHONY K. KHATCHOUI
Notary Public, State of New York
No. 02KH6270128
Qualified in Nassau County
Certified Filed in New York County
Commission Expires: 10/09/2024

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 204 and the South 10 feet of Lot 205 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20150330-0027047 on February 28, 2015.

PIN NO: 083-10-0-042.00

STREET ADDRESS:

405 North 17th Street, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Shelley Bryant, 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 08/23/2022.

Date

Shelley Bryant

Affiant Signature

08/23/2022

Date

State of FL

County of Hillsborough

Sworn to and subscribed before me this 23rd day of August, 2022.

Angela N. Guiler

Notary's Signature

My Commission Expires: Sept. 20, 2025

Date

Notary's Seal (if on paper)

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025