Karen Johnson Davidson County
Batch# 956134 DEEDWARR
12/29/2022 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221229-0133623

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $275,000.00
ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	Affiant Subscribed and sworn to before me, this 19th day of December, 2022. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ian Wang 5331 Mariner Lane Chino, CA 91710	5331 Mariner Lane Chino, CA 91710	Tax Parcel ID No. 173-05-0A-114-00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN A. SERRANO AND RACHEL MARIE SERRANO, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IAN WANG, MARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 114, on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of recorded in Instrument No. 20050721-0084791; and amended of record in Instrument No. 20051114-0136938, of 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 Jonathan A. Serrano and Rachel Marie Trowbridge, husband and wife by Warranty deed from Rosario Taylor, unmarried and Michelle Filaroski, married of record in Instrument No. 20181214-0121904 Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 14, 2018.

Being the same property conveyed to Jonathan A. Serrano and Rachel Marie Serrano, husband and wife, by Quitclaim deed from Jonathan A. Serrano and Rachel Marie Serrano F/K/A Rachel Marie Trowbridge, husband and wife of record in Instrument No. 20201007-0116063, Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 07, 2020.

This is improved property commonly known as: **1936 Shaylin Loop Nashville, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of December, 2022.

JONATHAN A. SERRANO

RACHEL MARIE SERRANO

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN A. SERRANO AND RACHEL MARIE SERRANO,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of December, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 09, 2025

Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/19/2022** (date of document).

Affiant Signature

12/19/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **DECEMBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

