WARRANTY DEED

Karen Johnson Davidson County
Batch# 997370 DEEDWARR
04/28/2023 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80
20230428-0031444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 01/26/2025
(AFFIX SEAL)

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dominic Serrano and Risha Serrano	**Loan Depot. com**	Map: 098060B13000CO
(NAME) 1130 Chickadee Circle	(NAME) **PO BOX 5710**	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) **Chicago, IL 60680-5681**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS ($444,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

A. ROBERT KINNIUS AND JEANENE K. KINNIUS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RISHA SERRANO AND DOMINIC SERRANO, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit 130-D-A, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D through 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to A. Robert Kinnius and Jeanene K. Kinnius, husband and wife, by Quitclaim Deed from A. Robert Kinnius and Jeanene K. Kinnius, as Co-Trustees of The A. Robert Kinnius and Jeanene K. Kinnius Family Trust, dated July 20, 1998, of record in Instrument No. 20190903-0088526, dated August 28, 2019, Register's Office for said County. See also Warranty Deed of record in Instrument No. 20140714-0061628, said Register's Office.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) TVA Easement of record in Book 1291, Page 99 and Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20091110-0103837 and Instrument No. 20160212-0013729, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Instrument No. 20060223-0021110, in the Register's Office for Davidson County, Tennessee; (5) Maintenance Agreement for Open Space of record in Instrument No. 20051024-0128043, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Maintenance Agreement of record in Instrument No. 20050222-0019150, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20030827-0124253 and Instrument No. 20060120-000800, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051024-0128043, supplemented in Instrument No. 20051122-0141076, Instrument No. 20061004-0122802, Instrument No. 20071023-0125250, and Instrument No. 20190122-0006133, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1130 Chickadee Circle, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 27th day of April, 2023.

A. Robert Kinnius

Jeanene K. Kinnius

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Robert Kinnius and Jeanene K. Kinnius, 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.

Witness my hand and official seal this, 27th day of April, 2023.

My Commission Expires: 3.3.24 Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28th day of April, 2023.

Ernest D. Bennett, III, Affiant 04/28/2023
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of April, 2023.

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024