Karen Johnson Davidson County
Batch# 1014843 DEEDWARR
06/13/2023 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20230613-0045130



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $336,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2023.

Notary Public

My Commission Expires: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Eric C. Berner and Courtney M. Berner	Bank of Tennessee	053-11-0-054.00
113 Becker Ave.	**301 E. Center Street**	
Old Hickory, TN 37138	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Serino and Hannah Serino, married

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

Courtney Berner and Eric Berner, wife and husband

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

LAND in Davidson County, Tennessee, being Lot No. 13, of Block C on the Plan of Subdivision Map No. 3 of Life and Casualty Insurance Co. Property, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Christopher Serino and Hannah Serino, married to each other, as tenants by the entirety, by Quitclaim Deed from Christopher Serino and Hannah Serino, husband and wife, and Michael Peters and Alix Peters, husband and wife, dated 1/26/2022 and recorded 3/11/2022 in Instrument No. 20220311-0028403; and being the same property previously conveyed to Christopher Serino and Hannah Serino, husband and wife and Michael Peters and Alix Peters, husband and wife, by Warranty Deed from Wylie Chapman and Colleen Chapman, husband and wife, dated 9/27/2018 and recorded 10/1/2018 in Instrument No. 20181001-0096798, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 113 Becker Ave., Old Hickory, TN 37138.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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

See Power of Attorney of record in Instrument No. 202306130045129, Register's Office for Davidson County, TN.

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 my/our hand(s) this 13th day of June, 2023.

Christopher Serino

Hannah Serino by Christopher Serino, her Attorney-in-fact

Hannah Serino by Christopher Serino, as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Serino with whom I am personally acquainted with (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 at Nashville, Tennessee, this 13th of June, 2023.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Christopher Serino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Hannah Serino, as her Attorney-in-Fact, as the free act and deed of the within named Hannah Serino.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2023.

Notary Public

My Commission Expires: 9-21-2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Certification of Recorded Documents

I, Julia Wyatt, 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 June 13, 2023.

(AFFIANT) – Julia Wyatt

06/13/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of June, 2023.

My commission expires: 2-3-26

Notary Public

