Karen Johnson Davidson County
Batch# 1021105 DEEDWARR
06/29/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230629-0049919

Name and Address of New Owner:
Juan Francisco Serrano Gaverrete and Stephanie Serrano
809 Stone Flower Court
Nashville, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
164 16 0A 074.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dalandus Ivy, a single man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Juan Francisco Serrano Gaverrete and Stephanie Serrano**, hereinafter called the GRANTEE, their heirs, successors 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. 132 on the Plan of Section Three, Meadow Woods of record in Plat at Instrument No. 20000921-0094039, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Dalandus Ivy, a single man, by Warranty Deed from Robert B. Clifton, a single man, of record in Instrument No. 20201231-0155043, in the Register's Office of Davidson County, Tennessee, dated December 29, 2020 and recorded on December 31, 2020.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 809 Stone Flower Court, Nashville, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 17 day of May, 2023.

Dalandus Ivy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17 day of May, 2023, before me personally appeared Dalandus Ivy, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17 day of May, 2023.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00.

Affiant Signature

Subscribed and sown to before me, this the 17th day of May, 2023.

Notary Public
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 5/17/23 (date of document).

Affiant Signature

5/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd of May, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025