

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 20 day of September, 2023

Notary Public
My commission expires:
10/30/2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Michael Thomas Serio	**First Bank**	**14716010100**
4910 Raywood Ln	**722 Columbia Ave**	
Nashville, TN 37211	**Franklin, TN 37064**	

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

Eric Van Grinsven, single man

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

Michael Thomas Serio, unmarried man

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. 332, on the Plan of Fairlane Park, Section 3, of record in Book 2331, Pages 145 & 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Eric Van Grinsven, a single man, by Warranty Deed from Lisa H Morrow, dated October 28, 2014, of record in Instrument No. 20141029-0099950, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Johnson Davidson County
Batch# 1052306 DEEDWARR
09/20/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230920-0074029

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4910 Raywood Ln, Nashville, TN 37211.

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 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 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.

Eric Van Grinsven Date: 9/20/23

Eric Van Grinsven

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Eric Van Grinsven, the within named Grantor(s), 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, at office, this 20th day of September 2023

NOTARY PUBLIC

My Commission Expires: 4/2/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Kinkra Spann, 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 09/20/2023.

Date

Affiant Signature

09/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of September, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY