Karen Johnson Davidson County
Batch# 1102335 DEEDQC
02/20/2024 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011307

THIS INSTRUMENT PREPARED BY INFORMATION & DIRECTION FROM THE PARTIES

This Instrument Prepared by:
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Gustavo A. Serrano **Brenda M. Sical** **Wilber E. Serrano** **605 Vinson Drive** **Nashville, TN 37217**	**Same**	**13401002800**

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, **Gustavo A. Serrano Gonzalez, a single man, and Raul Alberto Serrano, a married man,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **Gustavo A. Serrano Gonzalez, a single man, as to a one-half interest, and Brenda Marleni Sical Lopez, and husband, Wilber Enrique Serrano Gonzalez, as to a one-half interest, as Tenants in Common with Right of Survivorship,** my right, title and interest, unto, hereinafter referred as Grantee, her 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. 42, on the Plan of Curreywood Acres, Section I, of record in Plat Book 2133, Pages 109 & 110, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Gustavo A. Serrano Gonzalez, a single man, and Raul Alberto Serrano, a married man, by Quitclaim Deed from Abiezer Gonzalez Perez and Maritza Galvez Hernandez, husband and wife, dated April 30, 2019, recorded on May 2, 2019, of record in Inst. No. 20190502-0040881, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 605 Vinson Drive, Nashville, TN 37217.

Witness our hand this 13th day of February, 2024.

Gustavo A. Serrano Gonzalez

Raul Alberto Serrano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gustavo A. Serrano Gonzalez and Raul Alberto Serrano**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of February, 2024.

Notary Public

My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 02/13/2024.

Kimberly Hollingshead, Esq.

02/15/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY