THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $415,000.00 Affiant Subscribed and sworn to before me, this 23 day of Sept., 2024. Notary Public My Commission Expires: 3.20.28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1187610 DEEDWARR
09/30/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240930-0075378

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Alainna Sparrow and Curtis Sparrow 434 Kinhawk Drive, Nashville, TN 37211	Churchill Mortgage Corp. 1749 Mallory Ln, Ste 100, Brentwood, TN 37027	Tax Parcel ID No. 172-08-0C-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE SERRANO, AN UNMARRIED WOMAN AND JOHN SERRANO, A MARRIED MAN,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALAINNA BROWN SPARROW AND CURTIS WILLIAM SPARROW, WIFE AND HUSBAND** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 434 on The Plan of Homes at Kinhawk Drive, a Horizontal Property Regime with Private Elements having been Established by the Declaration of Covenants, Conditions and Restrictions of Record, N, Instrument No. 20170309- 0023597, Register's Office for Said Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description.

Being the same property conveyed to Nicole Serrano, an unmarried woman and John Serrano, a married man by Deed dated January 28, 2021 from Nicole A. Serrano also known as Nicole Serrano, a single woman and Marleen Serrano, spouse of John Serrano, recorded February 24, 2021, in Instrument Number 202102240023130, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **434 Kinhawk Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2024.

NICOLE SERRANO

JOHN SERRANO BY NICOLE SERRANO, AS ATTORNEY IN FACT

as 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, , the within named bargainors, **NICOLE SERRANO** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of September 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **NICOLE SERRANO** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JOHN SERRANO**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of September 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/23/2024.

Affiant Signature

9/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of Sept., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY