Karen Johnson Davidson County
Batch# 1226695 DEEDWARR
01/15/2025 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20250115-0003342

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$100,000.00**

Subscribed and sworn to before me this 15th day of January, 2025.

Notary Public **Affiant**

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Serafin Cerroblanco Zavala & Serafina Ramos Lopez **5849 Old Clarksville Pike** **Nashville, TN 37080**	Same as New Owner.	**029-00-0-070.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Richard Trotter, a married man** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Serafin Cerroblanco Zavala and Serafina Ramos Lopez, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at a concrete monument in the Southerly margin of Old Clarksville Pike, said point being the Northeast corner of the property conveyed to William R. Petre and wife, Jane by deed from Louis Williams of record in Book 5163, Page 666 in the Register's Office for Davidson County, Tennessee; thence with the Southerly margin of Old Clarksville Pike, South 62 deg. 30' East 152.47 feet to an iron pin; thence leaving said margin, South 25 deg. 39'39" West 360.50 feet to an iron pin, said point being in the Northern line of Ruby L. Walker property; thence with Walker's Northern line, North 60 deg. 08'21" West 168.80' to an iron pin, said point being the Southeast corner of the Petre property, thence with Petre's Easterly line, North 28 deg. 15' East 353.45' to the point of beginning, containing 1.32 acres, more or less and also known as Lot No. 1 on the plan of CAILLOUETTE SUBDIVISION of record in Book 5200, Page 279, in the Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Caillouette Subdivision of record in Plat Book 5200, Page 279, 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 Terry Lynn Moses and wife, Diane Moses by Warranty Deed from H. Michael Bennett, Trustee of record in Book 7901, page 1, Register's Office for Davidson County, Tennessee, dated July 28, 1989 and recorded on July 28, 1989.

Further, being the same property vested in Brian Gainous by Final Decree of the Chancery Court for Davidson County, Tennessee Confirming Sale, which Decree is of record as Instrument No. 20130305-0022032, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Lynn Moses and wife, Diane Moses by Quitclaim Deed from Brian Gainous of record in Instrument No. 20150514-0044276 Register's Office for Davidson County, Tennessee, dated May 6, 2015 and recorded on May 14, 2015.

Being the same property conveyed to Terry Lynn Moses by Quitclaim Deed from Diane Moses of record in Instrument No. 20170118-0005465 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on January 18, 2017.

Being the same property conveyed to Richard Trotter by Quitclaim Deed from Terry Lynn Moses of record in Instrument No. 20220110-0002743 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on January 10, 2022.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 5849 Old Clarksville Pike, Nashville, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 15th day of January, 2025.

Richard Trotter

Richard Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright a Notary Public in and for said County and State, **Richard Trotter,** the within named Bargainor(s), 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 Goodlettsville, Tennessee this the 15th day of January, 2025.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright
NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 January 15, 2025.

Signature
Date: January 15, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of January, 2025 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025