THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450750

Karen Johnson Davidson County
Batch # 1269837 DEEDWARR
05/07/2025 10 45 48 AM 2 pgs
Fees $13 00 Taxes $1,664 63
20250507-0035670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $449,900 00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2025

Notary Public
My Commission Expires

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Kristin Webb 1130 Chickadee Circle Hermitage TN 37076	New Owner	Tax Parcel ID No 098 06 0B 130 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dominic Serrano and Risha Serrano, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin Webb, a single woman**, ("Grantees"), its 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 130-D-A, on the Plan of BRIDGEWATER PHASE 2, SECTION "A" VILLA UNITS, LOTS 119D THRU 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Risha Serrano and Dominic Serrano, Wife and Husband, by Warranty Deed from A Robert Kinnius and Jeanene K. Kinnius, Husband and Wife, of record in Instrument No. 20230428-0031444, in the Register's Office of Davidson County, Tennessee, dated April 27, 2023, and recorded on April 28, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION A, BRIDGEWATER, as recorded in Instrument No. 20061207-0151485

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051024-0128043 as supplemented in Instrument No 20051122-0141076 as further amended in Instrument No 20061004-0122802, Instrument No. 20071023-0125250 and Instrument No 20221227-0132542, Declaration recorded in Instrument No. 20160212-0013733 and amendment to ByLaws recorded in Instrument No. 20190122-0006133

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20030827-0124253 and Instrument No 20060120-0008000

Easement for Right-of-Way, recorded in Instrument No. 20060726-0090108.

Easement recorded in Book 1291, Page 99 and Book 1318, Page 28.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20050222-0019150.

Quitclaim Deed and Right of Way Abandonment and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20050929-0117150.

Charter for Bridgewater Master Association recorded as Instrument No. 20060223-0021110

Charter for Bridgewater Villas Townhouse Corporation recorded as Instrument No 20060223-0021111.

Common Open Space Deed recorded as Instrument No. 20091110-0103837 and Instrument No. 20160212-0013729

This is improved property located at 1130 Chickadee Circle Hermitage TN 37076

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 5th day of May, 2025

Dominic Serrano

Risha Serrano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dominic Serrano and Risha Serrano, 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, at office, this 5th day of May, 2025

CHAD T. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2028

Notary Public
My Commission Expires _____