This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24386-AP

Karen Johnson Davidson County
Batch# 1298296 DEEDWARR
07/16/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250716-0056306

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2025.

Notary Public
My Commission Expires: 11/2/26

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Serrano Nicole Serrano- Gray Lexi Serrano-Gray **14 Hidden Hills Dr** **Queensbury NY 12804**	**John Serrano** **Nicole Serrano-Gray** **Lexi Serrano-Gray** **14 Hidden Hills Dr** **Queensbury NY 12804**	119-14-0-205.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alex Charles Craft and Sarah Elizabeth Craft, Trustees of The Alex and Sarah Craft Family Trust dated December 19, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Serrano, and Nicole Serrano- Gray and Lexi Serrano-Gray, a married couple**, hereinafter called the Grantee(s), his/her/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. 40, as shown on the map entitled the Plan of Tuggle Heights, of record in Plat Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alex Charles Craft and Sarah Elizabeth Craft as co-Trustees of the Alex and Sarah Craft Family Trust dated the 19th day of December 2023, by Quitclaim Deed from Alex Charles Craft and Sarah Elizabeth Craft, dated April 11, 2019, recorded April 18, 2019, of record in Instrument No. 20190418-0036008, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3002 Wingate Avenue, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2025.

GRANTOR:

The Alex and Sarah Craft Family Trust dated December 19, 2023

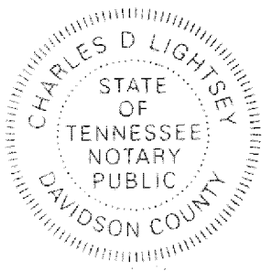
By: _____
Alex Charles Craft, Trustee

By: _____
Sarah Elizabeth Craft, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Charles Craft and Sarah Elizabeth Craft, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Alex and Sarah Craft Family Trust dated December 19, 2023, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2025.



_____
Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/16/2025** (date of document).

Affiant Signature

7/16/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **July**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

