Karen Johnson Davidson County
Batch# 215823 DEEDWARR
04/10/2019 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $481.00
20190410-0032437

Name and Address of New Owner:
Josh Malnofski and Jennifer Rauch
2017 Galbraith Drive
B
Nashville, TN 37215

Send Tax Bills To:
Josh Malnofski and Jennifer Rauch
2017 Galbraith Drive
B
Nashville, TN 37215

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043-12-0-03800

True Copy Certification

I, Delana Lawhorn, do hereby make my oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Delana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eden R. Loy**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Josh Malnofski single man and Jennifer Rauch, a single woman, Tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 36 and part of Lot Number 35 Block B on the plan of the Revised Plan of Myatt-Eagan Subdivision of record in Plat Book 1424, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eden R. Loy, unmarried by Cash Deed for Tennessee from Stuart Donovan, The Secretary of Housing and Urban Development, of Washington D.C., recorded on April 23, 2012, of record in Instrument No. 20120423-0034664, Register's Office for Davidson County, Tennessee.

This is improved property known as 139 Eagan Circle, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of April, 2019.

Eden R Loy (SEAL)
Eden R. Loy

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ Riverside

On this 5th day of April, 2019, before me personally appeared Eden R. Loy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness ~~my~~ hand, at office, this 5th day of April, 2019.

Donna DiFrancesco
Notary Signature
My commission expires: January 15, 2021

DONNA DIFRANCESCO
COMM. #2176159
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires Jan. 15, 2021

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 4/05/2019 before me, Donna DiFrancesco, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared EDEN R. ZOY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DONNA DIFRANCESCO
COMM. #2176159
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires Jan. 15, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 4/05/2019
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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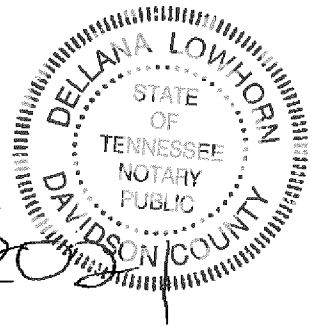
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of April, 2019.



_____
Notary Public
My commission expires: 3-6-20
File No. 2019-218