Karen Johnson Davidson County
Batch# 231032 DEEDWARR
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Fees: $37.00 Taxes: $0.00
20190516-0046330

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

RECORDING REQUESTED BY
LAWYERS TITLE
#71959039/

Record and Return to:
Rudy Labrada and Michael J. Wasinger
10051 Waterford Lane, Rancho Cucamonga, CA 91737

Order Number: OCC101039

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Rudy Labrada, a unmarried man and Michael J. Wasinger also known as Michael Wasinger, a unmarried man,** for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Rudy Labrada, a married man and Michael J. Wasinger, a married man who are married to each other, as joint tenants with rights of survivorship,** whose address is 10051 Waterford Lane, Rancho Cucamonga, CA 91737, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 165 on the Plan of Forest View Park, Section One, of Record in Book 3700, Pages 109 and 110, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Subject to restrictions of record in Book 4115, Page 674, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, Pages 109-110, said Register's Office

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All further easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 150 09 0 039.00
Street address of property: 2905 Walnut Crest Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20061205-0150181 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Rudy Labrada and Michael J. Wasinger, 10051 Waterford Lane, Rancho Cucamonga, CA 91737

Signed this 13 day of May, 2019.

Signature of Grantor(s):

Rudy Labrada

Michael J. Wasinger also known as Michael Wasinger

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of _____, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rudy Labrada and Michael J. Wasinger also known as Michael Wasinger, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

ACKNOWLEDGMENT

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 San Bernardino)

On May 13, 2019 before me, Linh V. Nguyen, Notary Public
(insert name and title of the officer)

personally appeared Rudy LaBrada and Michael J. Wasinger,
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.

LINH V. NGUYEN
Notary Public - California
Orange County
Commission # 2166187
My Comm. Expires Oct 27, 2020

Signature _____ (Seal)

Street address of property: 2905 Walnut Crest Drive, Antioch, TN 37013
Tax Parcel: 150 09 0 039.00

Oath of Consideration

I or we, Rudy Labrada and Michael J. Wasinger, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13 day of May, 2019.

Signatures of Affiant(s):

Rudy Labrada

Michael J. Wasinger

Sworn and subscribed before me this _____ day of _____, 2019.

_____
Notary Public

201905160046330

ACKNOWLEDGMENT

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 San Bernardino)

On May 13, 2019 before me, Linh V. Nguyen, Notary Public
(insert name and title of the officer)

personally appeared Rudy LaBrada and Michael J. Wasinger,
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.

LINH V. NGUYEN
Notary Public - California
Orange County
Commission # 2166187
My Comm. Expires Oct 27, 2020

Signature _____ (Seal)

True Copy Certification

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

Signature

State of _____

County of _____

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct 7, 2022
Notary' Seal (if on paper)

ACKNOWLEDGMENT

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 Orange)

On April 11, 2019 before me, Shanel Hernandez, Notary Public
(insert name and title of the officer)

personally appeared Kara Mrozek.,
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.

SHANEL HERNANDEZ
COMM. # 2261570
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Exp. OCT. 7, 2022
MGC1 MGC1

Signature _____ (Seal)