Karen Johnson Davidson County
Batch# 285607 DEEDQC
09/16/2019 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190916-0093382

File Number: OS3300-19020346

After Recording, Send To:
TITLE 365
345 Rouser Road, Bldg 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Arthur M. Arcinas, 415 CHURCH ST Apt. 1605, NASHVILLE, TN 37219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 093061J09700CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Abigail Arcinas, unmarried, and **Arthur M. Arcinas, Jr.**, unmarried, hereinafter grantors, whose tax-mailing address is **415 CHURCH ST Apt. 1605, NASHVILLE, TN 37219**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Arthur M. Arcinas, Jr.**, an unmarried man, hereinafter grantee, whose tax mailing address is **415 CHURCH ST Apt. 1605, NASHVILLE, TN 37219**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: A certain condominium apartment known as Unit No. 1605 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County. Being the same property conveyed from Abigail Arcinas to Abigail Arcinas and Arthur M. Arcinas, Jr., both unmarried by deed dated June 4, 2009 and recorded December 11, 2009 as Instrument Number 20091211-0113207, of official records. APN: 093061J09700CO
Property Address is: 415 CHURCH ST 1605, NASHVILLE, TN 37219

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20091211-0113207 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 093061J09700CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 8-12, 2019:

Abigail Arcinas

STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me on August 12th, 2019 by **Abigail Arcinas** who is personally known to me or has produced CA Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Alex Bogdon
Notary Public

See attached CA Acknowledgment Cert.
08/12/2019
Comm. #2204925

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 Los Angeles)

On 08/12/2019 before me, A. Bogdon, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Abigail Arcinas
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.

A. BOGDON
Notary Public – California
Los Angeles County
Commission # 2204925
My Comm. Expires Jul 14, 2021

Signature Alex Bogdon
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: Quitclaim Deed Document Date: 08/12/2019
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carneg.e, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R Cy
Notary Signature
Autumn R. Carneg.e

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).