Karen Johnson Davidson County
Batch# 567089 DEEDQC
02/03/2021 12:47:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210203-0015663

Commitment Number: RIN20006830

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

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:
Brian Joseph Decker, 618 27th N, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092 10 0E 002.00

QUITCLAIM DEED

Exempt from recordation tax Tenn. Code Sec. 67-4-409 (a)(4)

Brian Decker, also known as Brian Joseph Decker, grantee herein, and **Christopher Kreidel**, a married man, who conveys non homestead property, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid grant and quitclaim to **Brian Joseph Decker**, hereinafter grantee, whose tax mailing address is **618 27th N, Nashville, TN 37209**, the following real property:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Clifton Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170127-0009230, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Clifton Townhomes 618, LLC to Brian Decker, a married man, 50% interest, and Christopher Kreidel, a married man, 50% interest, dated January 21, 2020 and recorded on January 24, 2020 in Instrument No. 20200124-0008756, Davidson County records.

Tax Parcel # 092 10 0E 002.00
Property Address is: 618 27th N, Nashville, TN 37209

Executed by the undersigned on January 29, 2021:

Brian Decker also known as Brian Joseph Decker

Christopher Kreidel

STATE OF California
COUNTY OF Riverside

The foregoing instrument was acknowledged before me on January 29, 2021 by **Brian Decker, also known as Brian Joseph Decker,** and **Christopher Kreidel** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

See Attached Acknowledgment

Notary Public

CALIFORNIA ALL-PURPOSE 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 Riverside }

On January 29, 2021, before me, Karla A Hernandez, Notary Public,
personally appeared Brian Decker and Christopher Kreidel

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 State of California that the foregoing paragraph is true and correct.

KARLA A. HERNANDEZ
COMM. # 2311167
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES NOV. 26, 2023

WITNESS my hand and official seal.

SIGNATURE

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quitclaim Deed
Commitment Number: RIN20006830

Document Date: Number of Pages:

Signer(s) Other than Named Above:

State of California
County of Riverside

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of January, 2021.

Affiant

Brian Joseph Decker
Print Name

(Seal)

Notary Public

My commission expires:

November 26, 2023

Karla A Hernandez
Print Name

See Attached Jurat

CTIC# _____

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 29 day of January, 20 21 by Brian Joseph Decker,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature (Seal)

MGC1 KARLA A. HERNANDEZ COMM. # 2311167 NOTARY PUBLIC - CALIFORNIA RIVERSIDE COUNTY COMM. EXPIRES NOV 26, 2023 MGC1

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

True Copy Certification

I, Rebecca Horton, 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.

Rebecca Horton

Signature

State of RI

County of Kent

Personally appeared before me, Nicholas F. Iarocci, a notary public for this county and state, Rebecca Horton 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: 6/26/22

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022