Karen Johnson Davidson County
Batch# 581106 DEEDWARRSP
03/02/2021 08:38:46 AM 3 pgs
Fees: $18.00 Taxes: $323.75
20210302-0026002

This document prepared by (and after recording return to):
Name: Nina Whitehurst
Firm/Company: CUMBERLAND LEGACY LAW
Address: 330 Ridgeline Drive
City, State, Zip: Crossville, Tennessee 38571
Phone: (931) 250-8585

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Ray E. Miller, for himself and his heirs and assigns, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto Rita Dekalaita-See, hereinafter referred to as "Grantee", all of Grantor's right, title and interest in and to the following lands and property, together with all improvements located thereon, to-wit:

LAND in Davidson County, Tennessee,

BEING Lot No. 1 on the Plan of Koenig Subdivision, a plat of which is of record in Plat Book 5060, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

MORE COMMONLY KNOWN AS: 5216 Eatons Creek Rd., Nashville, TN 37218

MAP-PARCEL: -38-00-0-139

REFERENCE is made for prior title to Deed recorded on April 18, 1994 in Book 9314, pages 484-486, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made and Nina Whitehurst and Cumberland Legacy Law, attorneys, shall not be liable for the status of title to the property or the accuracy of such information. This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

TO HAVE AND TO HOLD the above described property to the Grantee herein, her heirs and assigns, in fee simple, forever.

I covenant with the Grantee herein that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that I will forever warrant and defend the title against the claims of any and all persons claiming under me but not otherwise.

WITNESS Grantor's hand this the 30th day of ~~September~~ DECEMBER, 2020.

Ray E. Miller

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 Stanislaus)

On Dec. 30th, 2020 before me, S. Malhi, a Notary Public, personally appeared Ray E. Miller, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

S. MALHI
COMM. # 2299112
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
MY COMM. EXP. AUG. 2, 2023

Signature _____ (Seal)

Grantor(s) Name, Address:	**Grantee(s) Name, Address:**
Ray E. Miller 1241 Windsor Court Turlock, CA 95380	Rita Dekelaita – See 5405 NE Rodney Ave Portland OR 97211
SEND TAX STATEMENTS TO: Rita Dekelaita – See 5405 NE Rodney Ave Portland OR 97211	

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred (consisting of a 50% interest), whichever is greater, is $87,500.

Affiant: Rita Dekelaita-See

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Subscribed and sworn to before me this 11th day of February, 2021 by Rita Dekelaita-See.

Notary Public
My Commission Expires: April 30, 2023

OFFICIAL STAMP
DAYRON RAFAEL BUENO MORALES
NOTARY PUBLIC - OREGON
COMMISSION NO. 987104
MY COMMISSION EXPIRES APRIL 30, 2023