Karen Johnson Davidson County
Batch# 620011 DEEDWARR
04/21/2021 10:20:30 AM 5 pgs
Fees: $28.00 Taxes: $684.50
20210421-0053221

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Pittsburgh, PA 15275

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Stephanie Mosby and Rocellar Mosby	Stephanie Mosby and Rocellar Mosby	050 06 0 088.00
3732 Ridge Top Drive	3732 Ridge Top Drive	
Nashville, TN 37207	Nashville, TN 37207	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, JENNIFER ERICA MENDRALA, a single woman, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto STEPHANIE MOSBY and ROCELLAR MOSBY, as Joint Tenants with Rights of Survivorship, hereinafter referred to as "Grantee", whose mailing address is 3732 Ridge Top Drive, Nashville, TN 37207, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon and being more particularly described as follows, to wit:

A certain tract of parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Phase One, Northbrook, of record in Plat Book 6900 page (s) 859, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 050 06 0 088.00

BEING the same property conveyed to Jennifer Erica Mendrala, a single woman, herein by Warranty Deed dated September 29, 2005 and recorded October 4, 2005 as Instrument No. 20051004-0119524 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3732 Ridge Top Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of May, 2020.

Jennifer Erica Mendrala
JENNIFER ERICA MENDRALA

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JENNIFER ERICA MENDRALA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 6 day of May, 20 20.

Notary Public
My Commission expires: Nov 10, 2022

(See Attachment)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles }

On May 06, 2020 (Date) before me, Alfonso Galafa- Notary Public (Here Insert Name and Title of the Officer)

personally appeared Jennifer Mendoza (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.

Signature: _____ (Signature of Notary Public)

ALFONSO GALAFA
Notary Public - California
Los Angeles County
Commission # 2266374
My Comm. Expires Nov 10, 2022

Place Notary Seal Above

OPTIONAL

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: Alta Settlement Statement/Warranty Deed Quitclaim Affidavit

Document Date: May 06, 2020 Number of Pages: 0(6)

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): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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VALUATION AFFIDAVIT

I/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 $ 185,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Jennifer Mendiola
Affiant/Grantee

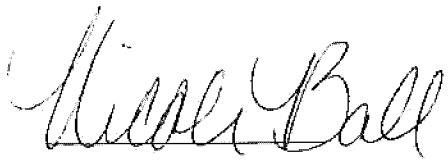
Subscribed and sworn to before me this 6 day of May, 2020.

Alfonso Galafa
Notary Public
My Commission expires: Nov 10, 2022

ALFONSO GALAFA
Notary Public - California
Los Angeles County
Commission # 2266374
My Comm. Expires Nov 10, 2022

TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, 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: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES