I, **Cheyanne Camp**, 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.

Karen Johnson Davidson County
Batch# 651502 DEEDWARR
06/08/2021 11:24:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210608-0076670

Cheyanne Camp

State of Ohio

County of Summit

Personally appeared before me, Christine Byrne, a notary public for this county and state, Cheyanne Camp who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTINE BYRNE, NOTARY PUBLIC
Residence - Summit County
State Wide Jurisdiction, Ohio
Expiration Date 10/29/2024

Notary's Signature

MY COMMISSION EXPIRES: 10-29-2024

Notary's Seal

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
5870210164S

WHEN RECOREDED MAIL TO:
~~5 CORPORATE PARK SUITE 100IRVINE, CA 92606~~
3818 MOSS ROSE DRIVE
NASHVILLE, TN 37216

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICIA ANDERSON GRIFFITH	PATRICIA ANDERSON GRIFFITH	073-06-0-028.00
3818 MOSS ROSE DRIVE NASHVILLE, TN 37216	3818 MOSS ROSE DRIVE NASHVILLE, TN 37216	

For good consideration, I (We) **PATRICIA ANDERSON GRIFFITH, ALSO KNOWN AS PATRICIA SUE GRIFFITH, AN UNMARRIED WOMAN,** whose mailing address is 3818 MOSS ROSE DRIVE, NASHVILLE, TN 37216, hereby bargain, deed and convey to **PATRICIA ANDERSON GRIFFITH, AN UNMARRIED WOMAN** whose mailing address is 3818 MOSS ROSE DRIVE, NASHVILLE, TN 37216, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, RIVERWOOD LAKE SUBDIVISION OF THE NORTH EAST PART OF THE COOPER LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to PATRICIA SUE GRIFFITH, by a Quitclaim Deed recorded 07/31/2019 in Instrument: 20190731-0075468 in the Register's Office of Davidson County, Tennessee.

APN: 073-06-0-028.00
Property Address: 3818 MOSS ROSE DRIVE, NASHVILLE, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required: and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 18 day of May 2021.

Patricia Anderson Griffith AKA Patricia Sue Griffith

PATRICIA ANDERSON GRIFFITH, A/K/A PATRICIA SUE GRIFFITH

STATE OF California)
) SS.
COUNTY OF Orange)

On this 18 day of May 2021, before me personally appeared **PATRICIA ANDERSON GRIFFITH, A/K/A PATRICIA SUE GRIFFITH** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

JOHN MONFARED
Notary Public - California
Orange County
Commission # 2335851
My Comm. Expires Nov 15, 2024

Notary Public
My Commission Expires: Nov. 15, 2024

CALIFORNIA 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 Orange

On May 18, 2021 (Date) before me, John Monfared, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Patricia Anderson Griffith (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.

JOHN MONFARED
Notary Public - California
Orange County
Commission # 2335851
My Comm. Expires Nov 15, 2024

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

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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VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, 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 voluntary audit.

Patricia Anderson Griffith
Signature of Affiant

STATE OF California
COUNTY OF Orange

Sworn to before me this 18 day of May, 2021.

John Monfared
Notary Public
My Commission Expires: Nov. 15, 2021

JOHN MONFARED
Notary Public - California
Orange County
Commission # 2335851
My Comm. Expires Nov 15, 2024

Name and address for person(s) responsible for taxes:
PATRICIA ANDERSON GRIFFITH
3818 MOSS ROSE DRIVE
NASHVILLE, TN 37216

Name and Address of property owner:
PATRICIA ANDERSON GRIFFITH
3818 MOSS ROSE DRIVE
NASHVILLE, TN 37216

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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

Subscribed and sworn to (or affirmed) before me on

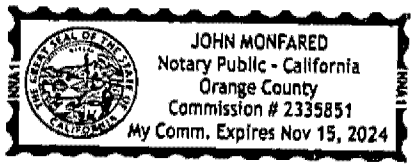
this 18 day of May, 2021, by

Date *Month* *Year*

(1) Patricia Anderson Griffith

(and (2) _____),

Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

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

Signature _____

Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, RIVERWOOD LAKE SUBDIVISION OF THE NORTH EAST PART OF THE COOPER LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel ID:073-06-0-028.00

Commonly known as 3818 Moss Rose Drive, Nashville, TN 37216
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20190731-0075468 in the Register's Office of Davidson County, Tennessee.