Karen Johnson Davidson County
Batch# 741608 DEEDWARR
10/22/2021 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211022-0142153

WHEN RECOREDED MAIL TO:
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

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
TOMER OLIEL	TOMER OLIEL	082-07-0-160.00
322 ARRINGTON STREET NASHVILLE, TN 37207	322 ARRINGTON STREET NASHVILLE, TN 37207	

For good consideration, I (We) **TOMER OLIEL, AN UNMARRIED MAN WHO TOOK TITLE AS A MARRIED MAN** whose mailing address is 322 ARRINGTON STREET, NASHVILLE, TN 37207, hereby bargain, deed and convey to **TOMER OLIEL, AN UNMARRIED MAN** whose mailing address is 322 ARRINGTON STREET, NASHVILLE, TN 37207, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the East Nashville Real Estate Company's Plan of Lots, as of record in Book 4470, Page 190, Register's Office for said County, to which plan is here made for a more particular description.

Being the same property conveyed to Tomer Oliel, a married man by Warranty Deed from Jerry W. Drake and wife, Sherry G. Drake, dated August 1, 2019, recorded on August 5, 2019 as Instrument 20190805-0077658.

APN: 082-07-0-160.00
Property Address: 322 ARRINGTON STREET, NASHVILLE, TN 37207

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 30th day of September, 2021.

TOMER OLIEL

STATE OF California)
) SS.
COUNTY OF Santa Cruz)

D. MCGUIRE-AMADEO
Notary Public - California
Santa Cruz County
Commission # 2361150
My Comm. Expires Jun 14, 2025

On this 30th day of September, 2021, before me personally appeared **TOMER OLIEL** 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)

Notary Public
My Commission Expires: 06/14/2025

borrower is getting a refi NOT an exchange.

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 $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF California
COUNTY OF Santa Cruz

Sworn to before me this 30th day of September 2021.

Notary Public
My Commission Expires: 6/14/2021

D. MCGUIRE-AMADEO
Notary Public - California
Santa Cruz County
Commission # 2361150
My Comm. Expires Jun 14, 2025

Name and address for person(s) responsible for taxes:
TOMER OLIEL
322 ARRINGTON STREET
NASHVILLE, TN 37207

Name and Address of property owner:
TOMER OLIEL
322 ARRINGTON STREET
NASHVILLE, TN 37207

Tennessee Certification of Electronic Document

I, Sirena Deakins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30/21 (date of document).

Affiant Signature

10/18/21
Date

State of California

County of Orange

Sworn to and subscribed before me this 18th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023