Karen Johnson Davidson County
Batch# 752202 DEEDWARR
11/09/2021 03:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211109-0149775

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Brian Joseph Decker 41873 Arbor Glen Drive Temecula, CA 92592	Brian Joseph Decker 41873 Arbor Glen Drive Temecula, CA 92592

Order Number: 362744

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Brian Joseph Decker, married to Allison Decker**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Brian Joseph Decker, a married man**, whose address is 41873 Arbor Glen Drive, Temecula, CA 92592, the following described real property located in Davidson County, State of Tennessee and further described as follows:

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.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 092 10 0E 002.00CO
Street address of property: 618 27th Avenue N, Nashville, TN 37209

Prior Instrument References by which Grantor(s) acquired title: Instrument 20210203-0015663 in the Register's Office, Davidson County, Tennessee.

Signed this 6th day of October, 2021.

Signature of Grantor(s):

Brian Joseph Decker

Allison Decker

STATE OF California, COUNTY OF Riverside, SS:

BE IT REMEMBERED That on this 6th day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Brian Joseph Decker and Allison Decker known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SUSAN J. FLYNN
COMM # 2354723
RIVERSIDE County
California Notary Public
Comm Exp May 11, 2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 092 10 0E 002.00CO
Street address of property: 618 27th Avenue N, Nashville, TN 37209

Oath of Consideration

I or we, Brian Decker Alison Decker, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that 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 and voluntary sale.

Signed this 6th day of October, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this _____ day of _____, 2021.

Please see CA. legal Jurat on page following. SJF.
Notary Public

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 6th (Date) day of October (Month), 2021 (Year), by

(1) Brian Joseph Decker

(and (2) Allison Decker),

Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

Signature Susan J. Flynn
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: General Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: None.

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Tennessee Certification of Electronic Document

I, Nasha Hathaway, 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 10-6-21 (date of document).

Nasha Hathaway
Affiant Signature

10-12-21
Date

State of Ohio

County of Summit

Sworn to and subscribed before me this 12 day of Oct, 2021.

Lisa M. Jaber
Notary's Signature

MY COMMISSION EXPIRES: 5 3 2023

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO

Lisa M. Jaber
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 5/3/2023