Karen Johnson Davidson County
Batch# 760389 DEEDWARR
11/24/2021 09:49:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211124-0155918

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 616 27th Ave N., Nashville, TN 37209	Brian Joseph Decker 616 27th Ave N. Nashville, TN 37209

Order Number: 00362752

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Brian Joseph Decker, aka Brian Decker, married to Allison Decker** and **Christopher Kreidel, married to Margaret Kreidel,** 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 616 27th Ave N., Nashville, TN 37209 the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. I, 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 001.00CO
Street address of property: 616 27th Ave N., Nashville, TN 37209

Prior Instrument References by which Grantor(s) acquired title: Instrument 20200124-0008764 in the Register's Office, Davidson County, Tennessee.

Signed this 7th day of October, 2021.

Signature of Grantor(s) (1of 2 of 4):

aka Brian Decker

Brian Joseph Decker, aka Brian Decker

Allison Decker

STATE OF California, COUNTY OF Riverside, SS:

BE IT REMEMBERED That on this 7th 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, aka Brian 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 their 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

Signed this 7TH day of OCTOBER, 2021.

Signature of ~~Grantor(s) (3~~ and 4 of 4):

Christopher Kreidel

Margaret Kreidel

STATE OF California, COUNTY OF Orange, SS:

BE IT REMEMBERED That on this 7th day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Christopher Kreidel and Margaret Kreidel 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 their 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

HEATHER C. BARRON
COMM. #2261131
Notary Public - California
Los Angeles County
My Comm. Expires Nov. 1, 2022

NRO1 NRO1

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.

Oath of Consideration

County Parcel number: 092 10 0E 001.00CO
Street address of property: 616 27th Ave N., Nashville, TN 37209

I or we, Brian Decker Allison 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 $ 50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 7TH day of OCTOBER, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 7th day of Oct., 2021.

Heather C Barron
Notary Public

HEATHER C. BARRON
COMM. #2261131
Notary Public - California
Los Angeles County
My Comm. Expires Nov. 1, 2022

Oath of Consideration

County Parcel number: 092 10 0E 001.00CO
Street address of property: 616 27th Ave N., Nashville, TN 37209

I or we, ~~Allison Becker~~ Brian Becker 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 $ 50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 7th day of October, 2021.

Signatures of Affiant(s):

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

Please see CA. legal notary certificate on following page.
SJF.
Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

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

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me
on this 7th day of October, 20 21,
by *Date* *Month* *Year*
(1) Brian 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.

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: Oath of Consideration
Document Date: Oct. 7th, 2025 Number of Pages: one.
Signer(s) Other Than Named Above: —

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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 10-7-21 (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



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