Karen Johnson Davidson County
Batch# 1182469 DEEDWARR
09/17/2024 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $142.17
20240917-0071944

RECORDING REQUESTED BY & PREPARED BY:
The Document Center, Inc.
3908 Foothill Blvd., Glendale, CA. 91214
When Recorded Mail Document
and Tax Statement To:
Justin Green &
Monika Green
24631 Benjamin Cir.
Dana Point, CA 92629

WARRANTY DEED

Escrow No. 26387-C
Title Order No.

APN: 133 02 0 224.00

FOR THE CONSIDERATION OF $38,425.00 PAID, I or We,
Sarah J. Green, a married woman as her sole and separate property (Grantor) (7074 Marsh Wren St., Carlsbad, CA. 92011),

do hereby convey to
Justin Green and Monika Green, husband and wife as Tenants in their Entirety with right of survivorship as to an undivided 20% resulting in an undivided 80% interest. (Grantee) (24631 Benjamin Cir., Dana Point, CA 92629),

the following described real property situated in Nashville, Davidson County, State of Tennessee
Being Lot No. 109 on the Plan of Plan of Sunrise Heights Addition, of record in Plat Book 421, Pages 2, Register's Office for said County. Said Lot No. 109 fronts 50 feet on the Northerly side of Elgin Street and extends back 182.9 feet on the Westerly line and 182.5 feet on the Easterly line to a dead line, measuring 50 feet thereon.

Being same property conveyed by Deed recorded 2/8/21 as Inst #20210208-0017957 & 7/11/24 as Inst #20240711-0052081

Commonly Known As: 408 Elgin St., Nashville, TN. 37211

MAIL TAX BILL TO: BANK OF AMERICA, N.A. 275 VALENCIA AVE., BREA, CA. 92823
PREPARED BY: CORY KESSINGER OF THE DOCUMENT CENTER, 3908 FOOTHILL BLVD., GLENDALE, CA. 91214

DATED: August 8, 2024

Sarah J. Green

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 ~~Washington~~ California
COUNTY OF San Diego
ON August 23rd, 2024 before me,
Simon Declan Boyles, notary public,
personally appeared Sarah J. Green

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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature

SIMON DECLAN BOYLES
Notary Public - California
San Diego County
Commission # 2458673
My Comm. Expires Aug 11, 2027

I AFFIRM TO THE BEST OF THE AFFIANT'S KNOWLEDGE, THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00

THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS -0-

AFFIANT C. KESSINGER

JURAT

A notary public or other 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 LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 9TH day of SEPTEMBER, 2024 by

(1) C. KESSINGER

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

Signature D Kessinger

D. KESSINGER
Notary Public - California
Los Angeles County
Commission # 2367447
My Comm. Expires Aug 20, 2025

Certificate of Authenticity

I, **C. Kessinger** , do hereby make an 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 09-05-2024

Name: **C. Kessinger**
Title: **Vice President**
Date 09-05-2024
STATE OF California
COUNTY OF **Los Angeles**

Sworn to and subscribed before me on
Notary Public: **D. Kessinger**
My Commission Expires: **08/20/2025**

D. KESSINGER
Notary Public - California
Los Angeles County
Commission # 2367447
My Comm. Expires Aug 20, 2025