RECORDING REQUESTED BY AND
PLEASE RETURN TO:

Jennifer N. Sawday, Esq.
Tredway, Lumsdaine & Doyle, LLP
3900 Kilroy Airport Way, Suite 240
Long Beach, CA 90806

Bill Garrett Davidson County
Batch# 34191 DEEDQC
12/06/2017 01:53:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171206-0124596

TRUST TRANSFER DEED

(This conveyance transfers an interest into a revocable living trust – TCA 67-4-409(a)(3)(F))

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER. NONE.

There is no Documentary transfer tax due. NONE.

GRANTOR: John Phillip Giannikas, unmarried

hereby GRANTS to: JOHN PHILLIP GIANNIKAS, Trustee of the JOHN PHILLIP GIANNIKAS SEPARATE PROPERTY TRUST DATED NOVEMBER 27, 2017

All title and interest in the following described improved real property located at **2601 Hillsboro Pike, #J-15**, in the City of Nashville, County of Davidson, State of Tennessee, and legally described as follows:

> Land in Davidson County, Tennessee, being Unit No. J-15 Parcel 157 on the Plan of The Villager Condominiums, as of record in Book 5200, Page 154 and revised in Book 5200, Page 201, Registrar's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter

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JOHN PHILLIP GIANNIKAS, Trustee
12222 Wilshire Blvd., #212
Los Angeles, CA 90025

established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5454, Page 665, as amended in Book 5487, Page 967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Phillip Giannikas, unmarried, by deed from Paula Chapin Hartford, unmarried, of record in Instrument No. 20020708-0082050, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

Assessor Parcel Number: 117-03-0-B15-70-0CO

Dated: November 27, 2017

JOHN PHILLIP GIANNIKAS

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 LOS ANGELES

On November 27, 2017, before me, Carona A. Yook, a Notary Public, personally appeared JOHN PHILLIP GIANNIKAS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public

CARONA A. YOOK
Notary Public - California
Los Angeles County
Commission # 2148503
My Comm. Expires May 5, 2020

LA/664830-1 36321-002

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