Karen Johnson Davidson County
Batch# 292213 DEEDWARR
09/27/2019 09:16:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190927-0098393

WARRANTY DEED

MAIL RECORDED DEED TO:

MELISSA S. HUNG, ESQ.
FARELLA BRAUN + MARTEL LLP
235 MONTGOMERY STREET
17TH FLOOR
SAN FRANCISCO, CA 94104

OWNER (SEND TAX BILLS TO):

CHRISTOPHER B. PEAK, JR., TRUSTEE
ASHLEY Z. PEAK, TRUSTEE
1832 PAGE STREET, APT. 2
SAN FRANCISCO, CA 94117

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER BRUCE PEAK, JR. and ASHLEY ZEIGER PEAK, husband and wife (herein, "Grantor"), whose address is 1832 Page Street, Apt. 2, San Francisco, CA 94117, hereby sells, transfers and conveys to CHRISTOPHER B. PEAK, JR. AND ASHLEY Z. PEAK, TRUSTEES, or any successors in trust, under the PEAK FAMILY TRUST dated July 19, 2019 and any amendments thereto (herein, "Grantee"), whose address is 1832 Page Street, Apt. 2, San Francisco, CA 94117, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1401 Douglas Avenue, Nashville, TN 37206-2306

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 072-14-0-181-00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 5th day of September, 2019.

GRANTOR:

Christopher Bruce Peak, Jr.

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 San Francisco)

On September 5, 2019, before me, Phyllis J. Hergert, a Notary Public, personally appeared Christopher Bruce Peak, Jr., 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~~ he executed the same in ~~his/her/their~~ his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

PHYLLIS J. HERGERT
Notary Public - California
San Francisco County
Commission # 2281201
My Comm. Expires Mar 16, 2023

GRANTOR:

Ashley Zeiger Peak

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 San Francisco)

On September 5, 2019, before me, Phyllis J. Hergert, a Notary Public, personally appeared Ashley Zeiger Peak, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

PHYLLIS J. HERGERT
Notary Public - California
San Francisco County
Commission # 2281201
My Comm. Expires Mar 16, 2023

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Grantee:

Peak Family Trust dated July 19, 2019

Christopher B. Peak, Jr., Trustee

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.

Subscribed and sworn to (or affirmed) before me on this 5th day of September, 2019, by Christopher B. Peak, Jr., proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Signature of Notary Public

[Affix Notary Seal]

PHYLLIS J. HERGERT
Notary Public - California
San Francisco County
Commission # 2281201
My Comm. Expires Mar 16, 2023

Grantee:

Peak Family Trust dated July 19, 2019

Ashley Peak

Ashley Z. Peak, Trustee

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.

Subscribed and sworn to (or affirmed) before me on this 5th day of September, 20 19, by Ashley Z. Peak, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Phyllis J. Hergert

Signature of Notary Public

[Affix Notary Seal]

PHYLLIS J. HERGERT
Notary Public - California
San Francisco County
Commission # 2281201
My Comm. Expires Mar 16, 2023

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Looney's Subdivision of Lot No. 38 and West 50 feet of Lot No. 39 in H.M. Doak's Subdivision of record in Plat Book 843, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20130814-0085585 on August 14, 2013.

PIN NO: 072-14-0-181-00

STREET ADDRESS:

1401 Douglas Avenue, Nashville, TN 37206-2306

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

19-023837 (SB)

True Copy Certification

I, Debra Salce, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Debra Salce
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Linda L. Bell, a notary public for this county and state, [Debra Salce] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda L Bell
Notary's Signature LINDA L. BELL

My Commission Expires:
Notary' Seal (if on paper)

