Karen Johnson Davidson County
Batch# 331381 DEEDWARR
12/18/2019 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191218-0130490

**This instrument prepared by:**
Daniel Leo Simpson
3271 Brittan Avenue
San Carlos, CA 94070

# WARRANTY DEED 91922

**TITLE OF DOCUMENT**

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Daniel Leo Simpson, Trustee, et al<br>3271 Brittan Avenue<br>San Carlos, CA 94070 | Daniel Leo Simpson, Trustee, et al<br>3271 Brittan Avenue<br>San Carlos, CA 94070 | Map/Parcel:<br>104 15 0 278.00 |

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Daniel Leo Simpson, also known as David Lee Simpson, and Mary Helen Simpson, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **Daniel Leo Simpson and Mary H. Simpson, Trustees of the Daniel and Mary Simpson Living Trust**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a revocable living trust.

This is improved property known as 2701 West Linden Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 22nd day of November, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Daniel Leo Simpson
a/k/a David Lee Simpson

Daniel Leo Simpson
a/k/a David Lee Simpson

Mary Helen Simpson

Mary Helen Simpson

**ACKNOWLEDGMENT**

**STATE OF** California )

**COUNTY OF** San Mateo ) ss

Personally appeared before me, Jenifer K. Gardella, a Notary Public in and for said County and State, **Daniel Leo Simpson a/k/a David Lee Simpson and Mary Helen Simpson** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Redwood City, California this 22nd day of November, A.D., 2019.

**NOTARY STAMP/SEAL**

JENIFER K. GARDELLA
Notary Public - California
San Mateo County
Commission # 2211776
My Comm. Expires Aug 27, 2021

J. Gardella
NOTARY PUBLIC
Notary Commission Expires: Aug. 27, 2021

**AFFIDAVIT OF VALUE**

**STATE OF** California )

**COUNTY OF** San Mateo )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 Recordation Tax Code 67-4-409 (a)(3) (f).

Subscribed and sworn to before me this the 22nd day of November, 2019.

(Affix Seal)

Daniel Leo Simpson
Mary Helen Simpson
Affiant

J. Gardella
Notary Public
My Commission Expires: Aug. 27, 2021

JENIFER K. GARDELLA
Notary Public - California
San Mateo County
Commission # 2211776
My Comm. Expires Aug 27, 2021

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Lokey Subdivision, as shown on a Plat of Record in Plat Book 6200, Page 958, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 1 fronts 50 feet on the southerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back between parallel lines 192 feet to a dead line.

Together with an ingress/egress easement over and across a portion of Lot NO. 2 as shown on said Plan in Plat Book 6200, Page 958, and described in Book 8168, Page 595, and in Book 9668, Page 483, said Register's Office.

Being the same property conveyed to David Lee Simpson and Mary Helen Simpson, husband and wife by Warranty Deed from Matthew A. Perkins and wife, Laura S. Tarumianz now known as Laura T. Perkins of record in Document No. 20060907-0110589, said Register's Office.

# True Copy Certification

I, Sharon Bailey, 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.

Sharon Bailey
Signature

State of Nevada

County of Clark

Personally appeared before me, Valerie Ward, a notary public for this county and state, Sharon Bailey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie Ward
Notary's Signature

My Commission Expires: 8-30-19
Notary' Seal (if on paper)

