Karen Johnson Davidson County
Batch# 358094 DEEDWARR
02/13/2020 12:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200213-0016723

WARRANTY DEED

MAIL RECORDED DEED TO:

MAUREEN T. PAVICIC
CALFEE, HALTER & GRISWOLD, LLP
1405 EAST SIXTH STREET
CLEVELAND, OH 44114

OWNER (SEND TAX BILLS TO):

DAVID M. GABRIELSEN, TRUSTEE
1004 GREENWICH PARK
NASHVILLE, TN 37215

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, DAVID M. GABRIELSEN, a married man, joined by his spouse, PEGGY GABRIELSEN (herein, "Grantor"), whose address is 1004 Greenwich Park, Nashville, TN 37215, hereby sells, transfers and conveys to DAVID M. GABRIELSEN, TRUSTEE, or any successors in trust, under the DAVID M. GABRIELSEN DECLARATION OF TRUST dated July 1, 1999 and any amendments thereto, a revocable trust (herein, "Grantee"), whose address is 1004 Greenwich Park, Nashville, TN 37215, 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: 1004 Greenwich Park, Nashville, TN 37215

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: 117 13 0B 180.00

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 6th day of February, 20 20.

GRANTOR:

David M. Gabrielsen

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David M. Gabrielsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 20 20

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/28/24

DIANE TAMBURELLO
Notary Public, State of Ohio
Lake County
My Commission Expires
July 28, 2024

GRANTOR:

Peggy Gabrielsen

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Peggy Gabrielsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 20 20.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/28/24

DIANE TAMBURELLO
Notary Public, State of Ohio
Lake County
My Commission Expires
July 28, 2024

OATH OF CONSIDERATION

STATE OF OHIO
COUNTY OF CUYAHOGA

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Grantee:

David M. Gabrielsen Declaration of Trust dated July 1, 1999, as amended

David M. Gabrielsen, Trustee

Subscribed and sworn to under oath before me, this 6th day of February, 2020 by David M. Gabrielsen, as Trustee of the David M. Gabrielsen Declaration of Trust dated July 1, 1999, as amended.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/28/24

NOTARIAL SEAL
STATE OF OHIO

DIANE TAMBURELLO
Notary Public, State of Ohio
Lake County
My Commission Expires
July 28, 2024

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 1004 on the Plan of Final Plat of Abbottsford Phase 2, a Planned Unit Development, Revision 1 of record in Plat at Instrument No. 20010502-0044874, and corrected in Instrument No. 20020306-0027572 and Instrument No. 20020828-0104512 and Instrument to Amend Final Subdivision Plat filed in Instrument No. 20080226-0018820, 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, as Instrument No. 20140422-0033907 on April 22, 2014.

PIN NO: 117 13 0B 180.00

STREET ADDRESS: 1004 Greenwich Park, Nashville, TN 37215

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.

19-026944 (HW)

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)

