Karen Johnson Davidson County
Batch# 533449 DEEDWARR
12/15/2020 08:48:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147498

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 091 10 0 151.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
KEVIN GROCHOW and LAUREN GROCHOW,	*	Kevin J. Grochow
Trustees of the GROCHOW LIVING TRUST	*	Lauren E. Grochow
5806 Robertson Avenue	*	24691 Ashland Drive
Nashville, TN 37209	*	Laguna Hills, CA 92653

The GRANTORS, **KEVIN J. GROCHOW and LAUREN E. GROCHOW, husband and wife,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

KEVIN GROCHOW, and LAUREN GROCHOW, Trustees of the GROCHOW LIVING TRUST dated October 8, 2020

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Subdivision of Lot Nos. 39 and 40 in the Division of the B.F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for said County, to which reference is hereby made for a more particular description of said property.
>
> Said Lot No. 4 fronts 50 feet on the northerly side of Robertson Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to KEVIN J. GROCHOW and LAUREN E. GROCHOW, husband and wife, by Warranty Deed of record at Instrument No. 20170503-0043357 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to all matters appearing on the plan of record in Book 332, page 41, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all

persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this ____ day of November, 2020, by the undersigned.

KEVIN J. GROCHOW

LAUREN E. GROCHOW

STATE OF CALIFORNIA

COUNTY OF ORANGE

On November 23, 2020, before me, Raissa A. Schurawel - Notary Public, personally appeared **KEVIN J. GROCHOW** and **LAUREN E. GROCHOW,** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

RAISSA A. SCHURAWEL
Notary Public - California
Orange County
Commission # 2234666
My Comm. Expires Mar 17, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF CALIFORNIA

COUNTY OF ORANGE

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

On November 23, 2020, before me, Raissa A. Schurawel - Notary Public, personally appeared Lauren E. Grochau, 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/she executed the same in his/her authorized capacity, and that by his/her 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.

RAISSA A. SCHURAWEL
Notary Public - California
Orange County
Commission # 2234666
My Comm. Expires Mar 17, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above