This document prepared by (and after recording return to): Owner & Tax Bills

Name: Robert F. Suchan, Trustee
Heather Quintana Suchan, Trustee

Address: 4912 Forman Avenue

City, State, Zip: North Hollywood, CA 91601

Karen Johnson Davidson County
Batch# 588991 **DEEDWARR**
03/10/2021 03:38:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210310-0031844

---------Above This Line Reserved For Official Use Only----------

APN: 083-13-0-348-00

WARRANTY DEED

(Husband and Wife to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable considerations, cash in hand paid the receipt and sufficiency of which is hereby acknowledged, Robert F. Suchan, a married man, joined in execution by his wife Heather Quintana Suchan hereinafter referred to as "Grantor" does hereby grant, bargain, sell, and convey unto Robert F. Suchan and Heather Quintana Suchan as Trustees of The Robert and Heather Suchan Family Trust (Revocable Living Trust Agreement) dated December 30, 2020, hereinafter "Grantee, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 198 AND THE EASTERLY 13 FEET OF LOT 197 ON THE MAP OF LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK 2, PAGE 92 OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, SAID LOT NO 198 AND PART OF LOT NO. 197 FRONT TOGETHER 63 FEET ON THE SOUTHERLY SIDE OF BOSCOBEL STREET, AND RUN BACK BETWEEN LINES, 121 FEET ON THE EASTERLY LINE, WHICH IS ALSO THE WESTERLY LINE OF 15TH STREET, AND 121.46 FEET ON THE WESTERLY LINE, TO THE NORTHERLY MARGIN OF AN ALLEY IN THE REAR, ON WHICH IT MEASURES 63 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. SUCHAN, UNMARRIED AND DIANE E. SUCHAN, MARRIED BY WARRANTY DEED FROM CLAIRE M. CROWELL AND TYLER J. CROWELL WIFE AND HUSBAND ON THE 27TH DAY OF JANUARY 2012 IN INSTRUMENT NO. 20120201-0009240, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Witness Grantor(s) hand(s) this the 12th day of February 2021.

Date: 2/12/21

Robert F Suchan

Date: 2/12/21

Heather Quintana. Suchan

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

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 **February 12, 2021** before me, **Anthony Thomas Longeretta** (Notary Public) personally appeared **Robert F. Suchan and Heather Quintana Suchan** 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.

Seal or Stamp

