THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-07-48
Parcel ID: 083 08 0 258.00

After Recording Return To:
Anthony M. Lucia and Nancy A. Lucia
Revocable Trust dated August 2, 2014

824 Crescent Hill Rd.
Nashville, TN 37206

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014 824 Crescent Hill Rd. Nashville, TN 37206	Anthony M. Lucia and Nancy A.Lucia Revocable Trust dated August 2, 2014 824 Crescent Hill Rd. Nashville, TN 37206	Map/Parcel 083 08 0 258.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Grace Thorstad, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014**, (collectively, "Grantee") all of her right, title and interest in and to that certain real property known as 824 Crescent Hill Road, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 26 as shown on the Plan of Rosebank Meadow's - Phase One, of record in Book 9700, Page 531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grace Thorstad, a single woman, by Warranty Deed from Rita Frances Davidson, a married woman, of record in Instrument No. 20180619-0058886, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

Grantor's title recorded on June 19, 2018 in the Davidson County, Tennessee Register of Deeds Office at Instrument No. 20180619-0058886.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that he/she/they/it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be

Karen Johnson Davidson County
Batch# 700412 DEEDWARR
08/18/2021 02:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20210818-0111861

charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind he/she/they/it to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 11th day of August, 2021.

Grace Thorstad

STATE OF ~~TENNESSEE~~ CALIFORNIA RT
COUNTY OF ~~DAVIDSON~~ SAN DIEGO RT

On this 11th day of August, 2021, before me personally appeared Grace Thorstad, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2021.

REBECCA TUTT
Notary Public - California
San Diego County
Commission # 2258958
My Comm. Expires Sep 20, 2022

Notary Signature
My commission expires: 09/20/2022

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ RT) CALIFORNIA
COUNTY OF ~~DAVIDSON~~) SAN DIEGO

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11 day of August, 2021

Notary Public
My commission expires: 09/20/2022

REBECCA TUTT
Notary Public - California
San Diego County
Commission # 2258958
My Comm. Expires Sep 20, 2022

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Diego }

On August 11, 2021 *Date* before me, Rebecca Tutt Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Grace Thorstad *Name(s) of Signer(s)*,

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.

REBECCA TUTT
Notary Public - California
San Diego County
Commission # 2258958
My Comm. Expires Sep 20, 2022

Place Notary Seal and/or Stamp Above

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.

Signature R Tutt
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA JURAT GOVERNMENT CODE § 8202

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 Diego

Subscribed and sworn to (or affirmed) before me on this 11 (Date) day of August (Month), 2021 (Year), by

(1) Grace Thorstad

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

REBECCA TUTT
Notary Public - California
San Diego County
Commission # 2258958
My Comm. Expires Sep 20, 2022

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Value

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Certificate of Authenticity

I, **Joshua A. Terry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/11/21.

Affiant Signature

8/17/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/17/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON