Name and Address of New Owner:
Zeejay Developments LLC
111 Lake Park Drive
Martin, TN 38237

Karen Johnson Davidson County
Batch# 712461 DEEDWARR
09/09/2021 03:38:30 PM 6 pgs
Fees: $33.00 Taxes: $925.00
20210909-0121060

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08610004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel P. Walls and Nancy A. Walls, as Trustees of The Walls Living Trust created by instrument of revocable trust dated July 7, 2003**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zeejay Developments LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Chapelwood Subdivision, Section 21 of record in Book 5200, Page 83, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Samuel P. Walls and Nancy A. Walls, Trustees of The Walls Living Trust under agreement dated July 7th 2003 by Quitclaim Deed from Samuel P. Walls, Jr., a/k/a Sam Walls and wife, Nancy Anne Walls, a/k/a Nancy Walls dated November 24th 2003 and recorded December 3rd 2003 of record in Instrument No. 20031203-0173882, said Register's Office. Further, being the same property conveyed to Samuel P. Walls, Jr. and wife, Nancy Anne Walls by Warranty Deed from Nancy A. Toombs, unmarried dated December 4th 1980 and recorded December 5th 1980 of record in Book 5686, Page 770, said Register's Office.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3505 Magnum Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2 day of September, 2021.

The Walls Living Trust created by instrument of rev ocable trust dated July 7, 2003

By: Monica E Walls (SEAL)
Monica E. Walls, Trustee

STATE OF California
COUNTY OF Santa Clara

On this 2 day of September, 2021, before me personally appeared **Monica E. Walls**, Trustee of The Walls Living Trust created by instrument of revocable trust dated July 7, 2003, 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 2ND day of September, 2021.

See Attached Notary Certificate

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Monica E Walls
AFFIANT Monica Walls

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me this __ day of September, 2021.

Notary Signature
My commission expires: Jan. 28, 2022

ELLEN MULBERG
Notary Public – California
Santa Clara County
Commission # 2229737
My Comm. Expires Jan 28, 2022

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 Santa Clara
Subscribed and sworn to (or affirmed) before me on this 2ND day of September, 2021, by Monica E. Walls proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Ellen Mulberg
Signature

CALIFORNIA ALL-PURPOSE 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 Santa Clara)

On September 2nd, 2021 before me, Ellen Mulberg, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Monica E. Walls
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.

ELLEN MULBERG
Notary Public – California
Santa Clara County
Commission # 2229737
My Comm. Expires Jan 28, 2022

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 _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Warranty Deed
Document Date: 9/2/21 Number of Pages: 2
Signer(s) Other Than Named Above: No

Capacity(ies) Claimed by Signer(s)

Signer's Name: Monica E. Walls	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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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2021.

The Walls Living Trust created by instrument of revocable trust dated July 7, 2003

By: _____ (SEAL)
Melissa D. Montoya, Trustee

STATE OF California
COUNTY OF Santa Clara

On this 2ND day of September, 2021, before me personally appeared **Melissa D. Montoya**, Trustee of The Walls Living Trust created by instrument of revocable trust dated July 7, 2003, 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 2ND day of September, 2021.

See Attached Notary Certificate

_____
Notary Signature
My commission expires: Jan. 28, 2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me this __ day of September, 2021.

_____
Notary Signature
My commission expires: Jan. 28, 2022

ELLEN MULBERG
Notary Public – California
Santa Clara County
Commission # 2229737
My Comm. Expires Jan 28, 2022

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 Santa Clara
Subscribed and sworn to (or affirmed) before me on this 2ND day of September, 2021, by Melissa D. Montoya proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

CALIFORNIA ALL-PURPOSE 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 Santa Clara)

On September 2ND, 2021 before me, Ellen Mulberg, Notary Public.
Date *Here Insert Name and Title of the Officer*

personally appeared Melissa D. Montoya
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.

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.

ELLEN MULBERG
Notary Public – California
Santa Clara County
Commission # 2229737
My Comm. Expires Jan 28, 2022

Signature Ellen Mulberg
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Warranty Deed
Document Date: 09/02/2021 Number of Pages: 3
Signer(s) Other Than Named Above: N-O

Capacity(ies) Claimed by Signer(s)

Signer's Name: Melissa D. Montoya	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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Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/2/21 (date of document).

Connie Taylor
Affiant Signature

9/7/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

