Karen Johnson Davidson County
Batch# 728231 DEEDWARR
10/01/2021 08:40:12 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211001-0132011

WARRANTY DEED

MAIL RECORDED DEED TO:

SHELLY BEG
ANDERSON LAW GROUP, INC.
1000 NORTH COAST HWY.
SUITE 10
LAGUNA BEACH, CA 92651

OWNER (SEND TAX BILLS TO):

WILLIAM RABBEN, TRUSTEE
DEBORAH COHN RABBEN, TRUSTEE
23 CHICKADEE LANE
ALISO VIEJO, CA 92656

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM RABBEN, a married man, joined by his spouse, DEBORAH COHN RABBEN (herein, "Grantor"), whose address is 23 Chickadee Lane, Aliso Viejo, CA 92656, hereby sells, transfers and conveys to WILLIAM RABBEN AND DEBORAH COHN RABBEN, TRUSTEES of the RABBEN FAMILY TRUST dated July 9, 2021, and any amendments thereto (herein, "Grantee"), whose address is 23 Chickadee Lane, Aliso Viejo, CA 92656, 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: 2325 Carter Avenue, Nashville, TN 37206

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: 08304011900

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 9 day of July, 2021.

GRANTOR:

William Rabben

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.

ACKNOWLEDGMENT

State of California)
County of Orange)

On July 9, 2021 before me, Shelly Beg, Notary Public personally appeared William Rabben, 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.

Signature _____ (Seal)

SHELLY BEG
Notary Public - California
Orange County
Commission # 2237718
My Comm. Expires Apr 12, 2022

GRANTOR:

Deborah Cohn Rabben

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.

ACKNOWLEDGMENT

State of California)
County of Orange)

On July 9, 2021 before me, Shelly Beg, Notary Public personally appeared Deborah Cohn Rabben, 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.

Signature _____ (Seal)

SHELLY BEG
Notary Public - California
Orange County
Commission # 2237718
My Comm. Expires Apr 12, 2022

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $50.00. This is a transfer to a revocable trust.

Grantee:

Rabben Family Trust dated July 9, 2021

William Rabben, Trustee

Subscribed and sworn to under oath before me, this 9th day of July, 2021 by William Rabben, as Trustee of the Rabben Family Trust dated July 9, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Grantee:

Rabben Family Trust dated July 9, 2021

Deborah Cohn Rabben, Trustee

Subscribed and sworn to under oath before me, this 9th day of July, 2021 by Deborah Cohn Rabben, as Trustee of the Rabben Family Trust dated July 9, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

ACKNOWLEDGMENT

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 Orange)

On July 9, 2021 before me, Shelly Beg, Notary Public
(insert name and title of the officer)

personally appeared William Rabben and Deborah Conn Rabben,
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.

Signature _____ **(Seal)**

SHELLY BEG
Notary Public - California
Orange County
Commission # 2237718
My Comm. Expires Apr 12, 2022

EXHIBIT A

[Legal Description]

BEING UNIT "A" OF 2325 CARTER AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME ESTABLISHED IN MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20131010-0106507, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT N MOORE, JR., UNMARRIED, BY WARRANTY DEED FROM TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH, DATED 09/05/2013 AND RECORDED ON 09/10/2013 IN INSTRUMENT NUMBER 20130910-0095352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $70,000.00.

ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH, BY INSTALLMENT DEED FROM WILLIAM I. BEATY AND WIFE, DOROTHY D. BEATY, DATED 09/03/1985 AND RECORDED ON 09/03/1985 IN BOOK 6646, PAGE 330, SAID REGISTER'S OFFICE.

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. 20140421-0032918, on April 21, 2014.

PIN NO: 08304011900

STREET ADDRESS:

2325 Carter Avenue, Nashville, TN 37206

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.