Karen Johnson Davidson County
Batch# 737946 DEEDWARR
10/15/2021 03:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211015-0139187

WARRANTY DEED

MAIL RECORDED DEED TO:

RACHEL FROST, ESQ.
LAW OFFICE OF RACHEL FLANAGAN FROST
21 OLD MAIN STREET
SUITE 200B
FISHKILL, NY 12524

OWNER (SEND TAX BILLS TO):

BRENT EDWARD MATHER, TRUSTEE
SUSAN LACOLLA, TRUSTEE
46 LAKEVIEW ROAD
NORTH SALEM, NY 10560

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENT E. MATHER, and SUE LACOLLA, husband and wife (herein, "Grantor"), whose address is 46 Lakeview Road, North Salem, NY 10560, hereby sells, transfers and conveys to (a) BRENT EDWARD MATHER, TRUSTEE, or any successors in trust, under THE BRENT EDWARD MATHER FAMILY TRUST dated August 26, 2021 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, and (b) SUSAN LACOLLA, TRUSTEE, or any successors in trust, under THE SUSAN LACOLLA FAMILY TRUST dated August 26, 2021 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, as tenants in common (together herein, "Grantee"), each of whose address is 46 Lakeview Road, North Salem, NY 10560, 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: 1621 14th Avenue N, Nashville, TN 37208

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.

PIN NO: 081-11-0-384.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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.

WITNESS my hand and seal this 15 day of Sept, 2021.

GRANTOR:

Brent E Mather

Brent E. Mather

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brent E. Mather, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of Sept, 2021

[Affix Notary Seal]

CHRISTY A. PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 6 2024

GRANTOR:

Sue LaColla

STATE OF NEW YORK
COUNTY OF DUTCHESS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sue LaColla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8TH day of SEPTEMBER, 2021.

[Affix Notary Seal]

SHERRI L HULSIZER
NOTARY PUBLIC
DUTCHESS COUNTY
01HU6373479
COMMISSION EXPIRES APRIL 9, 2022
STATE OF NEW YORK

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/9/2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

CHRISTY A. PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantee:

The Brent Edward Mather Family Trust dated August 26, 2021

Brent E Mather
Brent Edward Mather, Trustee

Subscribed and sworn to under oath before me, this 15 day of Sept, 2021 by Brent Edward Mather, as Trustee of The Brent Edward Mather Family Trust dated August 26, 2021.

[Affix Notary Seal]

CHRISTY A. PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: March 6 2024

Grantee:

The Susan LaColla Family Trust dated August 26, 2021

Susan LaColla
Susan LaColla, Trustee

Subscribed and sworn to under oath before me, this 8TH day of SEPTEMBER, 2021 by Susan LaColla, as Trustee of The Susan LaColla Family Trust dated August 26, 2021.

[Affix Notary Seal]

SHERRI L HULSIZER
NOTARY PUBLIC
01HU6373473
DUTCHESS COUNTY
COMMISSION EXPIRES APRIL 9, 2022
STATE OF NEW YORK

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/9/2022

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of McGavock, Wetmore, and others Second Addition to Nashville of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Northerly one-half of Lot 276 fronts 50 feet on the Southerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines, 170 feet to an alley.

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. 20181031-0107770 on October 31, 2018.

PIN NO: 081-11-0-384.00

STREET ADDRESS: 1621 14th Avenue N, Nashville, TN 37208

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.

21-056706 (HW)

Certificate of Authenticity

I, Janna M. Lindstrom, 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 September 15, 2021.

Date

Janna M. Lindstrom

Affiant Signature

July 22, 2021

Date

State of Florida

County of Polk

Sworn to and subscribed before me this 22nd day of July, 2021.

Dorene J Royal

Notary's Signature

My Commission Expires: 07/06/2025

Date

Notary's Seal (if on paper)

DORENE JOY ROYAL
Notary Public - State of Florida
Commission # HH 149686
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.