Karen Johnson Davidson County
Batch# 755082 DEEDWARR
11/15/2021 01:48:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211115-0151769

WARRANTY DEED

FROM: TAIYOKOA MCMILLIAN, Grantor

TO: TAIYOKOA MCMILLIAN REVOCABLE TRUST, Grantee

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Taiyokoa McMillian, Trustee 528 Phipps Drive Nashville, TN 37218	Taiyokoa McMillian 15225 Dickens Street, Unit 6 Sherman Oaks, CA 91403	Tax/Map/Parcel 58-11-77.00

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 244-7708

MICHAEL CHRISTOPHER CABALLERO
Notary Public - California
Los Angeles County
Commission # 2313109
My Comm. Expires Nov 21, 2023

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Taiyokoa McMillian
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF November, 2021.

NOTARY PUBLIC
My Commission Expires: Nov. 21, 2023

THIS INDENTURE, made on _____, 2021, between TAIYOKOA MCMILLIAN, a single woman, having a mailing address of 15225 Dickens Street, Unit 6, Sherman Oaks, CA 91403, as "Grantor," and TAIYOKOA MCMILLIAN, as Trustee of the Taiyokoa McMillian Revocable Trust dated _____, 2021, as may be amended, a Trust, with full power and authority pursuant to California Statute § 16220 to protect, conserve, sell, lease or encumber or otherwise to manage and dispose of all or any part of the real property hereinafter described, having the address of 528 Phipps Drive, Nashville, Davidson County, Tennessee, as "Grantee."

THAT FOR AND IN CONSIDERATION of TEN and No/100 DOLLARS ($10.00), cash in hand paid by the Grantee to the Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor has bargained and sold and does hereby grant and convey unto the Grantee and the Grantee's successors and assigns forever, in fee simple, the following described real property located in the First Civil District of Davidson County, Tennessee (the "Real Property"), to wit:

BEING Lot No. 126A on the Plan of zone lot division, Lots Nos. 126, 127 Royal Hills, Section 1, of record in Plat Book 4675, Page 73 as amended in Plat Book 6250, Page 930, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description.

BEING the same property conveyed to Taiyokoa McMillian, unmarried, by Special Warranty Deed from JP Morgan Chase Bank, as Trustee of record in instrument # 20070720-0086456 in Register's Office for Davidson County, Tennessee.

Legal description taken from prior deed.

Said Property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property, known as 528 Phipps Drive, Nashville, TN 37218.

IN WITNESS WHEREOF I have hereunto set my hand on this the ___ day of _____, 2021.

TAIYOKOA MCMILLIAN, Grantor

And now, I, the said Taiyokoa McMillian, Grantor, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, unto Taiyokoa McMillian, Grantee, the same property hereinabove described and set forth, to which reference is hereby made, and the same limitation, restrictions and encumbrances as may affect the premises as above set forth.

TAIYOKOA MCMILLIAN, Grantor

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

I HEREBY CERTIFY that on _____, 2021, before me, an officer duly qualified to take acknowledgments, by means of ☐physical presence or ☐online notarization personally appeared TAIYOKOA MCMILLIAN, who is personally known to me or has produced a driver's license as identification.

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 November 9, 2021 before me, Michael Christopher Caballero, Notary Public
(Date) (Here insert name and title of the Officer)

personally appeared taiyokoa mcmillian
(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.

Signature _____ (Seal)
(Signature of Notary Public)

MICHAEL CHRISTOPHER CABALLERO
Notary Public - California
Los Angeles County
Commission # 2313109
My Comm. Expires Nov 21, 2023