PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

John M. Turner

AND WHEN RECORDED MAIL TO:

Turner Law APC
600 B. Street, Suite 1700
San Diego, CA 92101

Karen Johnson Davidson County
Batch# 825217 DEEDWARR
03/21/2022 09:43:50 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20220321-0031985

THIS SPACE FOR RECORDER'S USE ONLY

Warranty Deed

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

THIS INSTRUMENT WAS PREPARED BY: John M. Turner Turner Law APC 600 B Street, Suite 1700 San Diego, California 92101 **WHEN RECORDED MAIL TO:** John M. Turner Turner Law APC 600 B Street, Suite 1700 San Diego, California 92101	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0 – TRANSFER TO REVOCABLE TRUST

WARRANTY DEED (Husband and Wife to a Trust)

ADDRESS NEW OWNERS AS FOLLOWS: Jesse Michael Howard, and Allison Lynn Howard, as Co-Trustees of the Jesse and Allison Howard Family Trust Dated January 24, 2022 8930 Carmelita Avenue Atascadero, CA 93422	SEND TAX BILLS TO: Jesse and Allison Howard 8930 Carmelita Avenue Atascadero, CA 93422	MAP-PARCEL NUMBER 161-10-0B-075-00-CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUATION CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jesse M. Howard, and Allison Howard, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Michael Howard, and Allison Lynn Howard, as Co-Trustees of the Jesse and Allison Howard Family Trust Dated January 24, 2022

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan references is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse M. Howard and Allison Howard, husband and wife by Warranty Deed from Cynthia Wilee of record in Instrument No. 20160419-0037463 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 19, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
( ) IMPROVED property known as **5405 Hunters Rdg, Nashville, TN 37211-6260**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24 day of January, ~~2021.~~ 2022

Jesse M. Howard

Witness my hand this the 24 day of January, ~~2021.~~ 2022

Allison Howard

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 San Luis Obispo

On 01/24/2022 before me, Yazmin N. Padilla, Notary Public, a ~~notary public~~, personally appeared **Jesse M. Howard and Allison Howard**, 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 is true and correct.

Witness my hand and official seal.

Signature _____ (Seal)

YAZMIN N. PADILLA
COMM. # 2303778
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
COMM. EXPIRES SEPT. 1, 2023

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 161 (BOOK) - 10 (MAP) - 0B075 (PARCEL) . 00C0 (SPLIT LETTER)

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: Full Cash Value: $

2. SELLER'S NAME AND ADDRESS:
Jesse M. and Allison Howard
8930 Carmelita Avenue
Atascadero, CA 93422

3. (a) BUYER'S NAME AND ADDRESS:
Jesse Michael Howard, and Allison Lynn Howard
Co-Trustees
8930 Carmelita Avenue, Atascadero, CA 93422

(b) Are the Buyer and Seller related? Yes ☒ No ☐
If Yes, state relationship: Same party; transfer to inter vivos trust

4. ADDRESS OF PROPERTY:
5405 Hunter's Ridge Road, Nashville, TN 37211

5. MAIL TAX BILL TO:
Jesse Michael and Allison Lynn Howard
8930 Carmelita Avenue, Atascadero, CA 93422

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

☐ To be occupied by owner or "family member."
☐ To be rented to someone other than "family member."

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☒ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other: _____

11. SALE PRICE: $ _____ 00

12. DATE OF SALE (Numeric Digits): _____ (Month Year)
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:

a. ☐ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property:
$ _____ 00 AND
briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Jesse Michael Howard
8930 Carmelita Avenue, Atascadero, CA 93422
Please see attached Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
Please see attached

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of California, County of San Luis Obispo

Subscribed and sworn to before me on this ____ day of _____ 20 ____

Notary Public _____

Notary Expiration Date _____

Signature of Buyer/Agent

State of California, County of San Luis Obispo

Subscribed and sworn to before me on this ____ day of _____ 20 ____

Notary Public _____

Notary Expiration Date _____

ATTACHMENT TO AFFIDAVIT OF PROPERTY VALUE

18. Legal Description:

PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan references is hereby made for a more complete description of the property.

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 San Luis Obispo

On 01/26/2022 before me, Yazmin N. Padilla, a notary public, personally appeared Jesse M. Howard, 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 is true and correct.

YAZMIN N. PADILLA
COMM. # 2303778
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
COMM. EXPIRES SEPT. 1, 2023

Witness my hand and official seal.

Signature _____ (~~Seal~~)