Karen Johnson Davidson County
Batch# 836562 DEEDWARR
04/08/2022 11:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220408-0041346

This instrument prepared by:
Michael Gonzales
34 Don Gabriel Way
Orinda, CA 94563

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael K. Gonzales, Trustee, et al	Michael K. Gonzales, Trustee, et al	Map/Parcel:
34 Don Gabriel Way	34 Don Gabriel Way	105-10-0-025.00
Orinda, CA 94563	Orinda, CA 94563	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Michael Gonzales and Theresa Gonzales, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **Michael K. Gonzales and Theresa J. Gonzales, Trustees of the 2015 Michael K. and Theresa Jean Gonzales Revocable Trust dated November 25, 2015**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a revocable living trust.

This is unimproved ( ) property known as 1808 Beech Avenue, Nashville, Tennessee 37203-5416
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 25th day of February, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Gonzales

Theresa Gonzales

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, _____, a Notary Public in and for said County and State, **Michael Gonzales and Theresa Gonzales** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

See attached

NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF Contra Costa)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3)(f).

Subscribed and sworn to before me this the 25th day of February, 2022.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 12-18-2023

DENETTE J. GREBE
Notary Public - California
Contra Costa County
Commission # 2313072
My Comm. Expires Dec 18, 2023

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 Contra Costa)

On February 25, 2022 before me, Denette J. Grebe, a Notary Public, personally appeared Michael Gonzales and Theresa Gonzales 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 _____

Denette J. Grebe, Notary Public

DENETTE J. GREBE
Notary Public - California
Contra Costa County
Commission # 2313072
My Comm. Expires Dec 18, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 62.5 FEET OF LOT NO. 5 ON THE PLAN OF WAVERLY LAND COMPANY'S ADDITION, CALLED WAVERLY PLACE, OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF BEECH AVENUE AND RUNNING NORTHERLY 62.5 FEET TO A POINT; THENCE RUNNING BACK BETWEEN PARALLEL LINE 187.5 FEET TO A DEAD LINE IN THE REAR MEASURING 62.5 FEET.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS OR RIGHTS OF WAYS FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE PUBLIC RECORD.

Being the same property conveyed to Michael Gonzales and Theresa Gonzales, husband and wife by Warranty Deed from May 18, 2017 of record in Document No. 20170518-0049331, said Register's Office.

Tennessee Certification of Electronic Document

I, Monica R. Park, 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 2-25-2022 (date of document).

Monica R. Park
Affiant Signature

3-18-2022
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 18th day of March, 2022.

Valerie Ward
Notary's Signature

MY COMMISSION EXPIRES: 8-28-2023

NOTARY'S SEAL

VALERIE WARD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4707-1
My Appt. Expires August 28, 2023