Karen Johnson Davidson County
Batch# 859173 DEEDWARR
05/19/2022 02:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220519-0058218

WARRANTY DEED

MAIL RECORDED DEED TO:

MAGGIE MOURADIAN, ESQ.
WEINSTOCK MANION, A LAW CORPORATION
1875 CENTURY PARK EAST
SUITE 2000
LOS ANGELES, CA 90067

OWNER (SEND TAX BILLS TO):

PANDELIS CHRISTOPHER MARGARONIS, TRUSTEE
809 CANTON PASS
MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PANDELIS CHRISTOPHER MARGARONIS, a married man (herein, "Grantor"), whose address is 1112 Pick N. Shovel Court, Auburn, CA 95603, hereby sells, transfers and conveys to PANDELIS CHRISTOPHER MARGARONIS, TRUSTEE, or any successors in trust, under the CHRISTOPHER MARGARONIS SEPARATE PROPERTY TRUST dated March 25, 2022, and any amendments thereto (herein, "Grantee"), whose address is 1112 Pick N. Shovel Court, Auburn, CA 95603, **all of Grantor's undivided 1/3 interest** in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3400 Clifton Avenue, Nashville, TN 37209

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: 092-05-0-270.00

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

GRANTOR:

Dated: 4/27/22

Pandelis Christopher Margaronis

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 Placer)

On 4/27/2022, before me, Teressa A. DeFuentes Notary Public, personally appeared PANDELIS CHRISTOPHER MARGARONIS, 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 on 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.

(Seal)

TERESSA A. DEFUENTES
COMM. #2295184
Notary Public - California
Placer County
My Comm. Expires June 27, 2023

NRO1 NRO1

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Placer

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

Grantee:

Christopher Margaronis Separate Property Trust dated March 25, 2022

P. C. [signature]

Pandelis Christopher Margaronis, Trustee

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 Placer)

On 4/27/2022, before me, Teressa A. DeFuentes, Notary Public, personally appeared PANDELIS CHRISTOPHER MARGARONIS, 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 on 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)

TERESSA A. DEFUENTES
COMM. #2295184
Notary Public - California
Placer County
My Comm. Expires June 27, 2023

NRO1 NRO1

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot(s) 95, as shown on the map entitled Hill Subdivision, Section 2 of record in Plat Book 2133, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

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. 20210607-0075698 on June 7, 2021.

PIN NO: 092-05-0-270.00

STREET ADDRESS:

3400 Clifton Avenue, Nashville, TN 37209

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.

Certificate of Authenticity

I, Shelley Bryant, 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 April 27, 2022.

Date

Shelley Bryant

Affiant Signature

5-12-22

Date

State of FL

County of Hillsborough

Sworn to and subscribed before me this 12th day of May, 2022.

Angela N. Guiler

Notary's Signature

My Commission Expires: Sept. 20, 2025

Date

Notary's Seal (if on paper)

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025