Karen Johnson Davidson County
Batch# 859267 DEEDWARR
05/19/2022 03:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220519-0058338

WARRANTY DEED

MAIL RECORDED DEED TO:

DANI HANSEN
OBENAUF LAW GROUP
1930 E. VINEYARD STREET
WAILUKU, HI 96793

OWNER (SEND TAX BILLS TO):

ASHLEY E. MYATT, TRUSTEE
16 KAMAIKI CIRCLE
KAHULUI, HI 96732

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, ASHLEY E. MYATT, an unmarried woman (herein, "Grantor"), whose address is 16 Kamaiki Circle, Kahului, HI 96732, hereby sells, transfers and conveys to ASHLEY E. MYATT, TRUSTEE, or any successors in trust, under the ASHLEY MYATT TRUST dated April 21, 2022 and any amendments thereto (herein, "Grantee"), whose address is 16 Kamaiki Circle, Kahului, HI 96732, 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: 1310 Gartland Avenue, Nashville, TN 37206

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: 083-09-0-067.00

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

WITNESS my hand and seal this 21st day of April, 2022.

GRANTOR:

Ashley E. Myatt

Ashley E. Myatt

STATE OF Hawaii
COUNTY OF Maui

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ashley E. Myatt, 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 21st day of April, 2022

[Affix Notary Seal]

Daneille Hansen
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-23-2023

DANEILLE HANSEN NOTARY PUBLIC No. 03-685 STATE OF HAWAII

Doc. Date: 4-21-22 # Pages: 4
Daneille Hansen Second Circuit
Doc. Description
Warranty Deed

Daneille Hansen 4-21-22
Notary Signature Date
NOTARY CERTIFICATION

DANEILLE HANSEN NOTARY PUBLIC No. 03-685 STATE OF HAWAII

OATH OF CONSIDERATION

STATE OF Hawaii
COUNTY OF Maui

The actual consideration or value, whichever is greater, for this transfer is TEN DOLLARS ($10.00).

Grantee:

Ashley Myatt Trust dated April 21, 2022

Ashley E. Myatt

Ashley E. Myatt, Trustee

Subscribed and sworn to under oath before me, this 21st day of April, 2022 by Ashley E. Myatt, as Trustee of Ashley Myatt Trust dated April 21, 2022.

[Affix Notary Seal]

DANEILLE HANSEN NOTARY PUBLIC No. 03-685 STATE OF HAWAII

Daneille Hansen

SIGNATURE OF NOTARY PUBLIC

My commission expires: 11-23-2023

Doc. Date: 4-21-22 # Pages: 4
Daneille Hansen Second Circuit
Doc. Description Warranty Deed with Oath of Consideration

Daneille Hansen 4-21-22
Notary Signature Date

NOTARY CERTIFICATION

DANEILLE HANSEN NOTARY PUBLIC No. 03-685 STATE OF HAWAII

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being the West half of Lot No. 7 of Block 2 on the Plan of D.H. Bailey's Subdivision of Andrew Allison Property, of record in Plat Book 161, Page 73, 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 Part of Lot No. 7 fronts 50 Feet on the Easterly side of Gartland Avenue and runs back between parallel lines, 160 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. 20150922-0096148 on September 22, 2015.

PIN NO: 083-09-0-067.00

STREET ADDRESS: 1310 Gartland Avenue, Nashville, TN 37206

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.

22-067905 (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 4/21/2022.

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.