WARRANTY DEED

File #22204

Karen Johnson Davidson County
Batch# 871659 DEEDWARR
06/15/2022 09:39:10 AM 3 pgs
Fees: $18.00 Taxes: $2,411.66

20220615-0068172

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $651,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Ann Segura	NEW OWNER	082-08-0-303.00
(NAME)	(NAME)	
P.O. Box 112		
(ADDRESS)	(ADDRESS)	
San Mateo, CA 94401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THEY, **Matthew Edward de Caussin and Stanley E. Maron, co-trustees of the Emma Leah de Caussin Trust - 1995,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Ann Segura, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 13 of Block "C" on the Map of Eastwood Addition of record in Plat Book 332, Page 63, 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 Lot No. 13 fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Matthew Edward de Caussin and Stanley E. Maron, co-trustees of the Emma Leah de Caussin Trust-1995 by Quitclaim deed from Emma de Caussin, an unmarried woman of record in Instrument No. 20180821-0082827 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 21, 2018.

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.

unimproved ☐
This is improved ☒ property, known as 907 Chicamauga Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 whomsoever. 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 10 day of June, 2022.

Emma Leah de Caussin Trust - 1995

X _____
Matthew Edward de Caussin, Co-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 Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Edward de Caussin, Co-Trustee of the Emma Leah de Caussin Trust - 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 10th day of June, 2022.

Notary Public X _____

My Commission Expires: 03/31/2026

INDERBIR SINGH BHULLAR
Notary Public - California
Los Angeles County
Commission # 2395763
My Comm. Expires Mar 31, 2026

Witness my hand this 9th day of June, 2022.

Emma Leah de Caussin Trust - 1995

X _____
Stanley E. Maron, Co-Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stanley E. Maron, Co-Trustee of the Emma Leah de Caussin Trust - 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 9th day of June, 2022.

Notary Public X _____ L. Robinson, notary public
My Commission Expires: March 29, 2024

L. ROBINSON
Notary Public - California
Los Angeles County
Commission # 2325634
My Comm. Expires Mar 29, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027