RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

KYLE J. JOHNSON, ESQ.
JOHNSON & BLACK, LLP
1007 North Demaree Street
Visalia, CA 93291

MAIL TAX STATEMENTS TO:
Debra Bryant Duran
12162 Avenue 272
Visalia, CA 93277

Karen Johnson Davidson County
Batch# 880306 **DEEDWARR**
06/29/2022 08:12:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220629-0074780

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (s) DECLARE (s)
DOCUMENTARY TRANSFER TAX IS $ No transfer tax due: This conveyance is to transfer Grantor's interest to her revocable living trust created on June 8, 2022. Reference No. 66-24-110
☐ unincorporated area ☒ City of Nashville
Parcel No. 132-14-0 012.00
☐ computed on full value of interest or property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DEBRA BRYANT DURAN,

hereby GRANT(S) to **DEBRA BRYANT DURAN, as Trustee of the DEBRA BRYANT DURAN REVOCABLE TRUST OF JUNE 8, 2022,**

the following described real property in the County of DAVIDSON, State of Tennessee:

See Exhibit A attached hereto.

Dated 06/08/2022

Debra Bryant Duran
DEBRA BRYANT DURAN

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 TULARE } ss.

On 06/08/2022 before me,
KYLE J. JOHNSON, Notary Public,
personally appeared DEBRA BRYANT DURAN

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

KYLE J. JOHNSON
Comm. #2313228
Notary Public · California
Tulare County
Comm. Expires Nov 22, 2023

(This area for official notarial seal)

EXHIBIT A
Legal Descriptions

An undivided 16.67% in and to the following:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 & 16, 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. 104 fronts 158 feet on the northerly side of Van Leer Drive and runs back 286.75 feet on the easterly line and 265.30 feet on the westerly line to a dead line, measuring 159.23 feet thereon.

Being the same property conveyed to Eugene T. Bryant as Successor Trust of the survivor's trust share of The Bryant Family Trust dated November 1, 1989 as to a undivided fifty percent (50%) interest by Quitclaim Deed from Eugene T. Bryant, as to an undivided 50% interest as per probated Will dated October 24, 1986, Case No. 78949, in and of The Estate of Dora T. Bryant, deceased, of record in Book 11621, page 213, in the Register's Office for Davidson County, Tennessee. The said Eugene T. Bryant having since died on April 16, 2015. The Trust Agreement for The Bryant Family Trust dated November 1, 1989 names Eugene Kent Bryan, Dora-Lynne Bryant and Debra Gay Bryant Duran as Co-Trustees of The Bryant Family Trust uta dated November 1, 1989 preceding the death of Eugene T. Bryant.

[This is Trustor's property located at 894 Van Leer Drive, Nashville, Tennessee; APN: 132-14-0 012.00]

Current source of title - 20220629-0074779