Karen Johnson Davidson County
Batch# 885418 DEEDWARR
07/07/2022 11:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220707-0078464

WARRANTY DEED

MAIL RECORDED DEED TO:

BRYCE WILCOX
LAGERLOF, LLP
155 N. LAKE AVE., 11TH FLOOR
PASADENA, CA 91101

OWNER (SEND TAX BILLS TO):

NICOLE GASCON SHERROD, TRUSTEE
6105 MOUNT ANGELUS DRIVE
LOS ANGELES, CA 90042

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, NICOLE G. SHERROD, a single woman (herein, "Grantor"), whose address is 6105 Mount Angelus Drive, Los Angeles, CA 90042, hereby sells, transfers and conveys to NICOLE GASCON SHERROD, TRUSTEE, or any successors in trust, under the NICOLE SHERROD TRUST dated June 27, 2022 and any amendments thereto (herein, "Grantee"), whose address is 6105 Mount Angelus Drive, Los Angeles, CA 90042, 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: 1900 Richard Jones Road #C205, Nashville, TN 37215

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: 117-15-0A-097-00

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 27th day of June, 2022

GRANTOR:

Nicole G. Sherrod

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.

ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On June 27, 2022 before me, Carmen Cortez Notary Public personally appeared Nicole G. Sherrod, 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 _____ (Seal)

CARMEN CORTEZ
Notary Public - California
Los Angeles County
Commission # 2304945
My Comm. Expires Sep 13, 2023

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Los Angeles

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

Grantee:

Nicole Sherrod Trust dated June 27, 2022

_____
Nicole Gascon Sherrod, Trustee

Subscribed and sworn to under oath before me, this 27 day of June, 2022 by Nicole Gascon Sherrod, as Trustee of Nicole Sherrod Trust dated _____.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: September 13, 2023

CARMEN CORTEZ
Notary Public - California
Los Angeles County
Commission # 2304945
My Comm. Expires Sep 13, 2023

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-205 of Green Hills Terrace Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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 Document No. 20170217-0016379 on February 17, 2017.

PIN NO: 117-15-0A-097-00

STREET ADDRESS:

1900 Richard Jones Road #C205, Nashville, TN 37215

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.

22-068054 (JL)

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 6/27/22.

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.