Karen Johnson Davidson County
Batch# 906487 DEEDWARR
08/23/2022 09:00:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220823-0094891

Recording Requested By:

RONALD W. HILLBERG - ATTORNEY

When Recorded Mail This Deed To:

RONALD W. HILLBERG - ATTORNEY
630 Crane Avenue, Suite C
Turlock, California 95380

APN: 092-16-0E-037-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

The undersigned Grantor declares that the following is true and correct:

This transfer is exempt from the documentary transfer tax. This conveyance is to a revocable trust. Cal. Rev. & Tax. Code § 11930.

The property is located in the City of Nashville.

FOR NO CONSIDERATION, GRANTOR: **ANTHONY J. VARNI and CAROL A. VARNI,** a married couple, hereby grants to:

ANTHONY J. VARNI and CAROL A. VARNI, Trustees of the VARNI FAMILY 2022 REVOCABLE TRUST dated AUGUST 18, 2022,

the following real property in the City of Nashville, County of Davidson, State of Tennessee:

See Exhibit "A" Attached

Commonly known as: 900 20th Avenue South, Unit #605, Nashville, TN 37212

Dated: AUGUST 18, 2022

ANTHONY J. VARNI

CAROL A. VARNI

New Owner:
Mail future tax statements to: Mr. & Mrs. Anthony J. Varni, Trustees, 15633 East Keyes Road, Denair, CA 95316

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.

THE STATE OF CALIFORNIA §

§

COUNTY OF STANISLAUS §

On AUGUST 18, 2022, before me, CAROL SKOOGLUND, a Notary Public, personally appeared ANTHONY J. VARNI, 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: Carol Skooglund (Seal)

NRO1 CAROL SKOOGLUND COMM. #2293481 Notary Public - California Stanislaus County My Comm. Expires June 16, 2023 NRO1

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EXHIBIT "A"

Being Unit No. 605, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Jedidiah J. Snyder, unmarried, by Warranty Deed dated July 13, 2009 from Joseph A. Otterpohl and wife, Deborah D. Milligan of record as Instrument No. 20090720-0067615, Register's Office for Davidson County, Tennessee.

(Together with Parking Space Number(s) 108 and Storage Space Number(s) 33, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.)

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2011 real estate taxes, which are prorated and assumed by the Grantee.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their successors and assigns, against the lawful claims and demands of all persons whomsoever.