Karen Johnson Davidson County
Batch# 952641 DEEDWARR
12/16/2022 02:12:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20221216-0130411

WARRANTY DEED

MAIL RECORDED DEED TO:

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

OWNER (SEND TAX BILLS TO):

GREGORY MICHAEL SOWDERS, TRUSTEE
KATHERINE DARLING HYDE, TRUSTEE
1812 3RD STREET
MANHATTAN BEACH, CA 90266

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, KATHERINE DARLING HYDE and GREGORY MICHAEL SOWDERS, wife and husband (herein, "Grantor"), whose address is 1812 3rd Street, Manhattan Beach, CA 90266, hereby sells, transfers and conveys to GREGORY MICHAEL SOWDERS AND KATHERINE DARLING HYDE, TRUSTEES, or any successors in trust, under the SOWDERS HYDE FAMILY TRUST dated December 5, 2022, and any amendments thereto (herein, "Grantee"), whose address is 1812 3rd Street, Manhattan Beach, CA 90266, 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: 1620 Scovel Street, Nashville, TN 37208

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: 081-15-0-645-00

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

Dated: December 5, 2022

GRANTOR:

Katherine Darling Hyde

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)

On Dec. 5, 2022, before me, Carmen Cortez, Notary Public, personally appeared Katherine Darling Hyde, 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 on 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.

(Seal)

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

GRANTOR:

Dated: December 5, 2022

Gregory Michael Sowders

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)

On Dec. 5, 2022, before me, Carmen Cortez, Notary Public, personally appeared Gregory Michael Sowders, 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 on 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.

(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 $0.00.

Grantee:

Sowders Hyde Family Trust dated December 5, 2022

Gregory Michael Sowders, 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)

Subscribed and sworn to (or affirmed) before me on this 5 day of December, 20 22, by Gregory Michael Sowders, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Signature of Notary Public

[Affix Notary Seal]

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

Grantee:

Sowders Hyde Family Trust dated December 5, 2022

Katherine Darling Hyde, 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)

Subscribed and sworn to (or affirmed) before me on this 5 day of December, 2022 by Katherine Darling Hyde, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Signature of Notary Public

[Affix Notary Seal]

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

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Bransford Realty Co's Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the Jas. Hamilton Tract, of record in Plat Book 332, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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. 20190827-0086344, on August 27, 2019.

PIN NO: 081-15-0-645-00

STREET ADDRESS:

1620 Scovel Street, Nashville, TN 37208

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.

Tennessee Certification of Electronic Document

I, Shelley Bryant, 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 December 5, 2022 (date of document).

S. Bryant
Affiant Signature

December 16, 2022
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 16th day of December, 2 022

Angela N. Guiler
Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025