This Document Prepared By:
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After Recording, Return and Mail Tax Statements To:
Jan M. McGaffin, as Trustee
16912 Sims Lane #206
Huntington Beach, CA 92649

Karen Johnson Davidson County
Batch# 972318 **DEEDWARR**
02/21/2023 08:52:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0011939

No transfer tax is collected transferring of real estate to a revocable living trust. TCA 67-4-409(a)(3)(F).
No oath of value required, exempt from Tax TCA 67-4-409(a)(5).

WARRANTY DEED

FOR VALUABLE CONSIDERATION, JAN MARIE MCGAFFIN, an unmarried woman, the GRANTOR,

Whose mailing address is 16912 Sims Lane #206, Huntington Beach, CA 92649;

hereby conveys ~~and quitclaims~~ to JAN M. MCGAFFIN, as Trustee of THE JAN M. MCGAFFIN LIVING TRUST, U/A dated September 6, 2016, the GRANTEE,

Whose mailing address is 16912 Sims Lane #206, Huntington Beach, CA 92649;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee:**

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 3256 East Lake Drive, Nashville, TN 37214.

Assessor's Parcel Number: 108-12-0-220.00

Being the same property conveyed to Jan Marie McGaffin, an unmarried woman, from Michael J. Monahan, a married man, by Warranty Deed dated October 7, 2022 and recorded on October 12, 2022, Instrument No. 20221012-0111931, Register's Office for Davidson County, Tennessee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 2 day of February, 2023.

Jan Marie McGaffin
JAN MARIE MCGAFFIN

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 ORANGE

On February 2, 2023, before me, LINDA M. STROUPE, a Notary Public, personally appeared JAN M. MCGAFFIN, 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.

Linda M. Stroupe, Notary Public

LINDA M. STROUPE
Notary Public - California
Orange County
Commission # 2277250
My Comm. Expires Mar 5, 2023

Notary Public Seal

My commission expires: March 5, 2023

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, State of Tennessee,

Being Lot No. 65 on the Plan of Section 5, Trailwood, as of record in Plat Book 6900, Pages 477, 478 and 479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Commonly known as 3256 East Lake Drive, TN 37214.

TAX PARCEL NUMBER: 108-12-0-220.00