RECORDING REQUESTED BY
BREEN LAW FIRM, PC

PREPARED BY
AND WHEN RECORDED MAIL DOCUMENT TO:

BREEN LAW FIRM, PC
330 Tres Pinos Road, Suite F8-4
Hollister, CA 95023

Karen Johnson Davidson County
Batch# 979652 DEEDQC
03/13/2023 08:53:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0017732

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

A.P.N. 070-09-0L-001.00

The Undersigned grantor(s) declare(s) _____
DOCUMENTARY TRANSFER TAX $ 0.00 – transfer into revocable trust R&T Sec. 11930

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less liens and encumbrances remaining at the time of sale.
- ☒ City of Nashville

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Cheree Ashley, an unmarried woman, hereby remises, releases and grants to

Cheree Ashley and Ryan Ashley, as Trustees of the Ashley Family Trust, dated February 16, 2023,

The following real property in the County of Davidson, State of Tennessee, described as follows:

See Exhibit A attached hereto.

Commonly known as 3219 Curtis Street #B, Nashville

Dated: February 16, 2023

Cheree Ashley

ADDRESS OF NEW OWNERS AS FOLLOWS:
Cheree & Ryan Ashley, trustees of the
Ashley Family Trust, dated February 16, 2023
5580 Diablo Hills Road
Tres Pinos, Ca 95075

MAIL TAX STATEMENTS TO
Cheree and Ryan Ashley, 5580 Diablo Hills Road, Tres Pinos, Ca 95075

ACKNOWLEDGMENT

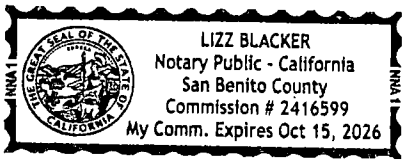
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of San Benito)

On February 16, 2023, before me, Lizz Blacker, a Notary Public, personally appeared Cheree Ashley, 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 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.



Lizz Blacker

Lizz Blacker

My commission expires on: October 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of The Homes at Curtis Street, a Horizontal Property Regime With Private Elements, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20191003-0100880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cheree Ashley by Warranty deed from Jorge Leon in Instrument No. 20220310-0027446, Register's Office for Davidson County, Tennessee, dated March 1, 2022 and recorded on March 10, 2022.

This conveyance is subject to:

* Subject to all matters shown on the Plan of record as Instrument No. 20190717-0069930, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20191003-0100880, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

APN: 070-09-0L-001.00
Commonly known as 3219 Curtis Street #B, Nashville