Karen Johnson Davidson County
Batch# 985820 DEEDWARR
03/29/2023 09:20:31 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230329-0022756

WARRANTY DEED

MAIL RECORDED DEED TO:

JOHNSON, FANTL & KENNIFER, LLP
500 CAMINO EL ESTERO
MONTEREY, CA 93940

OWNER (SEND TAX BILLS TO):

DAVID H. DALLY, TRUSTEE
MARGARET K. DALLY, TRUSTEE
27990 DORRIS DRIVE
CARMEL, CA 93923

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID HILL DALLY and MARGARET DALLY, husband and wife (herein, "Grantor"), whose address is 27990 Dorris Drive, Carmel, CA 93923, hereby sells, transfers and conveys to DAVID H. DALLY AND MARGARET K. DALLY, TRUSTEES, or any successors in trust, under THE DALLY TRUST dated March 9, 2023, and any amendments thereto (herein, "Grantee"), whose address is 27990 Dorris Drive, Carmel, CA 93923, **all of Grantor's undivided one-half (1/2) interest** in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4870 Corning Drive, Nashville, TN 37211

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: 147-02-0-137

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 9th day of March, 2023.

GRANTOR:

David Hill Dally

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 Monterey)

On March 9, 2023 before me, Zoe M. Byrne, Notary Public personally appeared David Hill Dally, 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)

ZOE M. BYRNE
Notary Public - California
Monterey County
Commission # 2344692
My Comm. Expires Feb 1, 2025

GRANTOR:

Margaret Dally

Margaret Dally

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 Monterey)

On March 9, 2023 before me, Zoe M. Byrne, Notary Public personally appeared Margaret Dally, 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.

ZOE M. BYRNE
Notary Public - California
Monterey County
Commission # 2344692
My Comm. Expires Feb 1, 2025

Signature _____ (Seal)

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Monterey

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Grantee:

The Dally Trust dated March 9, 2023

David H. Dally, 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 Monterey

Subscribed and sworn to (or affirmed) before me on this 9th day of March, 2023, by David H. Dally, 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]

ZOE M. BYRNE
Notary Public - California
Monterey County
Commission # 2344692
My Comm. Expires Feb 1, 2025

Grantee:

The Dally Trust dated March 9, 2023

Margaret K. Dally

Margaret K. Dally, 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 Monterey

Subscribed and sworn to (or affirmed) before me on this 9th day of March, 2023, by Margaret K. Dally, 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]

2023

ZOE M. BYRNE
Notary Public - California
Monterey County
Commission # 2344692
My Comm. Expires Feb 1, 2025

ZOE M. BYRNE
Notary Public - California
Monterey County
Commission # 2344692
My Comm. Expires Feb 1, 2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee. Being all of Lot No. 24, on the resubdivision of Lot No. 24 of Elysian Park, according to plat and survey appearing of record in Book 2331, page 32, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description thereof.

This conveyance is made subject to any and all matters shown on said plat and survey of record in Book 2331, page 32; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

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. 20170508-0045632, on May 8, 2017.

PIN NO: 147-02-0-137

STREET ADDRESS:

4870 Corning Drive, Nashville, TN 37211

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.