Karen Johnson Davidson County
Batch# 998444 DEEDWARR
05/02/2023 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230502-0032336

This instrument prepared by:
Sheryl Ann Gomez
26522 Heather Brook
Lake Forest, CA 92630

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Sheryl Ann Gomez, Trustee 26522 Heather Brook Lake Forest, CA 92630	Sheryl Ann Gomez, Trustee 26522 Heather Brook Lake Forest, CA 92630	097-08-0A-111.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sheryl Ann Gomez, a married woman** has this day bargained and sold, and does hereby transfer and convey unto the said **SHERYL ANN GOMEZ, as Trustee of THE SHERYL ANN GOMEZ LIVING TRUST, U/A dated February 13, 2023**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

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

The express purpose of this conveyance is to transfer to a Revocable Living Trust.

This is unimproved ( ) property known as 286 Lake Chateau Drive, Hermitage, Tennessee 37076
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 1st day of MARCH, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sheryl Ann Gomez

ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF ORANGE) ss

Personally appeared before me, BRIAN CHEW, a Notary Public in and for said County and State, **Sheryl Ann Gomez** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at IRVINE, CA this 1st day of MARCH, A.D., 20 23.

NOTARY STAMP/SEAL

BRIAN CHEW
COMM. # 2339448
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM EXP. DEC. 6, 2024

NOTARY PUBLIC
Notary Commission Expires: 12/6/24

AFFIDAVIT OF VALUE

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3)(f).

Subscribed and sworn to before me this the 1st day of MARCH, 2023.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 12/6/24

BRIAN CHEW
COMM. # 2339448
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 6, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. U-3, TOGETHER WITH CARPORT DESIGNATES AS NO. 111, ON THE HORIZONTAL PROPERTY REGIME FOR LAKE CHATEAU CONDOMINIUMS, AS SHOWN ON THE CONDOMINIUM SITE PLAN OF LAKE CHATEAU CONDOMINIUMS AS OF RECORD IN BOOK 6250, PAGES 607 THRU 610, AS CORRECTED AND AMENDED IN BOOK 7025, PAGE 380, BOOK 7367, PAGE 272, BOOK 10753, PAGE 275 AND AMENDED IN BOOK 11012, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Sheryl Ann Gomez, married woman by Warranty Deed from Jennifer Norris Allen f/k/a Jennifer Norris, and John Allen, wife and husband of record in Document No. 20220201-0011722, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. Allen, 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 March 1, 2023 (date of document).

Jennifer E. Allen
Affiant Signature

3-10-2023
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 10th day of March, 2023.

Valerie Ward
Notary's Signature

MY COMMISSION EXPIRES: August 28, 2023

NOTARY'S SEAL

VALERIE WARD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4707-1
My Appt Expires August 28, 2023