Karen Johnson Davidson County
Batch# 1006437 DEEDWARRSP
05/23/2023 12:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230523-0038756

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

BUCHALTER, A PROFESSIONAL CORPORATION
15279 N. SCOTTSDALE ROAD
SUITE 400
SCOTTSDALE, AZ 85254

OWNER (SEND TAX BILLS TO):

ALEXANDER JOHN QATSHA, III, TRUSTEE
TARA LEIGH QATSHA, TRUSTEE
1818 Cedar Lane
Nashville, TN 37212

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, ALEXANDER JOHN QATSHA, III and TARA LEIGH QATSHA, husband and wife (herein, "Grantor"), whose address is 1818 Cedar Lane, Nashville, TN 37212, hereby sells, transfers and conveys to ALEXANDER JOHN QATSHA, III AND TARA LEIGH QATSHA, TRUSTEES, or any successors in trust, under the QATSHA FAMILY TRUST dated October 31, 2013 and any amendments thereto (herein, "Grantee"), whose address is 1818 Cedar Lane, Nashville, TN 37212, 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: 1818 Cedar Lane, Nashville, TN 37212

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 any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

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: 117-04-0-222-00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 9th day of May, 2023.

GRANTOR:

ALEXANDER JOHN QATSHA, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ALEXANDER JOHN QATSHA, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2023.

[Affix Notary Seal]

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 7, 2024

GRANTOR:

TARA LEIGH QATSHA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TARA LEIGH QATSHA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2023.

[Affix Notary Seal]

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 7, 2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ZERO DOLLARS ($0.00).

Grantee:

QATSHA FAMILY TRUST dated October 31, 2013

ALEXANDER JOHN QATSHA, III, Trustee

Subscribed and sworn to under oath before me, this 9th day of May, 2023 by ALEXANDER JOHN QATSHA, III, as Trustee of QATSHA FAMILY TRUST dated October 31, 2013.

[Affix Notary Seal]

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 7, 2024

Grantee:

QATSHA FAMILY TRUST dated October 31, 2013

TARA LEIGH QATSHA, Trustee

Subscribed and sworn to under oath before me, this 9th day of May, 2023 by TARA LEIGH QATSHA, as Trustee of QATSHA FAMILY TRUST dated October 31, 2013.

[Affix Notary Seal]

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 7, 2024

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being part of Lot No. 1 in the plan of A.B. Montgomery Lands, which plan is recorded in Plan Book No. 1, page 22, Chancery Court at Nashville and more particularly described as follows:

Beginning at the northeast corner of Cedar Lane, extended, and Battery Place, being 630 feet westerly from the southwest corner of Lot No. 79 on the Map of Belmont Terrace as of record in Plat Book 421, page 101, Register's Office for said County, running thence with the northerly margin of Cedar Lane, extended, easterly 89 feet, thence at right angles, northerly and parallel with the easterly margin of Battery Place, 165 feet, thence westerly, parallel with the northerly margin of said Lane, 89 feet to the easterly margin of Battery Place, thence southerly with the easterly margin of said Place, 165 feet to the beginning.

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. 20230123-0005062 on January 23, 2023.

PIN NO: 117-04-0-222-00

STREET ADDRESS: 1818 Cedar Lane, Nashville, TN 37212

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.

23-079075 (HW)

Tennessee Certification of Electronic Document

I, Dorene J. Royal, 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 05/09/2023 (date of document).

Dorene J Royal

Affiant Signature

05/09/2023

Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 9 day of May, 2023.

NOTARY'S SEAL

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

A Guiler

Notary Signature

MY COMMISSION EXPIRES:
09-20-2025