Karen Johnson Davidson County
Batch# 1010419 DEEDWARR
06/02/2023 09:06:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230602-0041690

This instrument prepared by:
John G. Donaldson
1506 Monarch Lane
Davis, CA 95618

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
John G. Donaldson, Trustee, et al 1506 Monarch Lane Davis, CA 95618	John G. Donaldson, Trustee, et al 1506 Monarch Lane Davis, CA 95618	149 02 0A 042.00

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, **John G. Donaldson and Katherine A. Donaldson, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **John G. Donaldson and Katherine Ann Donaldson, Trustees of the Donaldson Family Trust dated July 6, 2022, as community property**, 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 1108 Woburn Way, Antioch, Tennessee 37013
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 17th day of April, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John G. Donaldson

Katherine A. Donaldson

Katherine A. Donaldson

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, _____, a Notary Public in and for said County and State, **John G. Donaldson and Katherine A. Donaldson** 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 _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

Please see attached

NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

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 _____ day of _____, 20____.

(Affix Seal)

John G. Donaldson

Affiant

see attached

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 YOLO }

On APRIL 17, 2023 before me, MARTHA L GUTIERREZ, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JOHN G DONALDSON AND KATHERINE A DONALDSON,
Name(s) of Signer(s)

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.

MARTHA L. GUTIERREZ
Notary Public - California
Yolo County
Commission # 2402842
My Comm. Expires May 22, 2026

Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: _____ Number of Pages: 6 + 4
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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 YOLO

MARTHA L. GUTIERREZ
Notary Public - California
Yolo County
Commission # 2402842
My Comm. Expires May 22, 2026

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this ~~24~~ 17th day of APRIL, 2023,
Date *Month* *Year*

by (1) JOHN G DONALDSON

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF VALUE

Document Date: 04/17/2023 Number of Pages: 6

Signer(s) Other Than Named Above: _____

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EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE PLAN OF PICCADILLY SQUARE, PHASE 1 OF RECORD IN PLAT BOOK 5200, PAGE 720, 721 & 722, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PICCADILLY SQUARE, PHASE 1, AS RECORDED IN PLAT BOOK 5200, PAGE(S) 720-722.

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED RECORDED IN BOOK 6236, PAGE 683, BOOK 6295, PAGE 506, BOOK 6295, PAGE 520, BOOK 6295, PAGE 534, BOOK 6300, PAGE 409, BOOK 6306, PAGE 833, BOOK 6355, BOOK 322, BOOK 6496, PAGE 100, BOOK 6496, PAGE 107, BOOK 6496, PAGE 114, BOOK 6518, PAGE 184, BOOK 6518, PAGE 190 AND BOOK 6830, PAGE 739.

TERMS AND PROVISIONS OF BY-LAWS RECORDED IN BOOK 6236, PAGE 708, BOOK 6295, PAGE 572, BOOK 6295, PAGE 580, BOOK 6295, PAGE 588 AND BOOK 6300, PAGE 431.

TERMS AND PROVISIONS OF THE ARTICLES OF INCORPORATION RECORDED IN BOOK 6236, PAGE 708, BOOK 6295, PAGE 548, BOOK 6295, PAGE 556, BOOK 6295, BOOK 564 AND BOOK 6300, PAGE 423.

DEED OF CONVEYANCE TO METROPOLITAN GOVERNMENT RECORDED IN BOOK 6530, PAGE 819 AND BOOK 6530, PAGE 823.

EASEMENT FOR SANITARY SEWER/STORM DRAINAGE, RECORDED IN BOOK 10435, PAGE 902, BOOK 6298, PAGE 491, BOOK 6186, PAGE 238 AND BOOK 6251, PAGE 616.

INFORMATION BROCHURE RECORDED IN BOOK 6236, PAGE 726, BOOK 6295, PAGE 596, BOOK 6295, PAGE 602 AND BOOK 6300, PAGE 409.

QUITCLAIM DEED FOR COMMON AREAS RECORDED IN BOOK 6236, PAGE 680, BOOK 6295, PAGE 503 AND BOOK 6496, PAGE 99.

Being the same property conveyed to John G. Donaldson and Katherine A. Donaldson, Husband and Wife by Warranty Deed from Lacey M. Wells, unmarried of record in Document No. 20150602-0051317, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. Ten Hoper, 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 4-17-2023 (date of document).

Jennifer E. Ten Hoper
Affiant Signature

5-11-2023
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 11th day of May, 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

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