Karen Johnson Davidson County
Batch# 1015621 DEEDWARR
06/15/2023 03:11:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230615-0045861

WARRANTY DEED

MAIL RECORDED DEED TO:

GRAHAM M. OAKES
5637 ALLOTT AVENUE
VAN NUYS, CA 91401

OWNER (SEND TAX BILLS TO):

GRAHAM MARTIN OAKES, TRUSTEE
SALLY ESSEX-LOPRESTI, TRUSTEE
5637 ALLOTT AVENUE
VAN NUYS, CA 91401

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRAHAM MARTIN OAKES, a married man as his sole and separate property (herein, "Grantor"), whose address is 5637 Allott Avenue, Van Nuys, CA 91401, hereby sells, transfers and conveys to GRAHAM MARTIN OAKES AND SALLY ESSEX-LOPRESTI, TRUSTEES, or any successors in trust, under THE OAKES ESSEX LOPRESTI LIVING TRUST dated August 24, 2006 and any amendments thereto (herein, "Grantee"), whose address is 5637 Allott Avenue, Van Nuys, CA 91401, 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: 5025 Hillsboro Pike, T-24, Nashville, TN 37215

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: 131-01-0D-236-00

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 9 day of June, 2023

GRANTOR:

Graham Martin Oakes

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 losAngeles)

On 06-29-2023, before me, Alireza Mazahri, Notary Public, personally appeared Graham Martin Oakes, 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 on 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.

(Seal)

ALIREZA MAZAHRI
Notary Public - California
Los Angeles County
Commission # 2403909
My Comm. Expires May 6, 2026

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Los Angeles

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

Grantee:

The Oakes Essex Lopresti Living Trust dated August 24, 2006

Graham Martin Oakes, 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 Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 9th day of June, 2023, by Graham Martin Oakes, 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]

ALIREZA MAZAHRI
Notary Public - California
Los Angeles County
Commission # 2403509
My Comm. Expires May 6, 2026

Grantee:

The Oakes Essex Lopresti Living Trust dated August 24, 2006

Sally Essex-Lopresti, 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 Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 15 day of June, 2023, by Sally Essex-Lopresti, 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]

ALIREZA MAZAHRI
Notary Public - California
Los Angeles County
Commission # 2403509
My Comm. Expires May 6, 2026

EXHIBIT A

[Legal Description]

That certain real property situated at 5025 Hillsboro Pike, Nashville, Tennessee, and bounded and described as follows:

Land in Davidson County, Tennessee, being Unit No. 236 aka Unit 24-T and U, on the Horizontal Property Regime for Georgetown Apartments, a Condominium, as recorded in the Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133. Book 6079, page 516 and in Instrument No. 20120731-0067332 and as further shown on plat of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

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. 20220726-0085003 on July 26, 2022.

PIN NO: 131-01-0D-236-00

STREET ADDRESS:

5025 Hillsboro Pike, T-24, Nashville, TN 37215

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.

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 June 9, 2023 (date of document).

Dorene J. Royal

Affiant Signature

June 15, 2023

Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 15th day of June, 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