This instrument prepared by:
James E. Hill 107062
1348 East Hillcrest, Unit 69
Thousand Oaks, CA 91362

Karen Johnson Davidson County
Batch# 1028393 DEEDWARR
07/19/2023 01:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230719-0055620

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
James E. Hill, Trustee	James E. Hill, Trustee	142 14 0 173.00
1348 East Hillcrest, Unit 69	1348 East Hillcrest, Unit 69	
Thousand Oaks, CA 91362	Thousand Oaks, CA 91362	

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, **James E. Hill, a widower not since remarried, who acquired title as an unmarried man** has this day bargained and sold, and does hereby transfer and convey unto the said **James E. Hill, Trustee of the James E. Hill 2017 Trust, dated January 5, 2017**, 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 trust.

This is unimproved ( ) property known as 816 Beech Bend, Nashville, Tennessee 37221
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 20 day of June, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Hill

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Ventura) ss

Kuldeep Kaur Mander / Notary Public

Personally appeared before me, _____, a Notary Public in and for said County and State, **James E. Hill** 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 Thousand Oaks this 20 day of June, A.D., 2023.

NOTARY STAMP/SEAL

KULDEEP KAUR MANDER
Notary Public - California
Ventura County
Commission # 2442203
My Comm. Expires Mar 25, 2027

NOTARY PUBLIC
Notary Commission Expires: 03/25/2027

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF Ventura)

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 20 day of June, 2023.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 03/25/2027

KULDEEP KAUR MANDER
Notary Public - California
Ventura County
Commission # 2442203
My Comm. Expires Mar 25, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 690 ON THE PLAN OF SECTION THREE, HARPETH WOODS OF RECORD IN PLAT BOOK 5200, PAGE 270, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 690 FRONTS 65.3 FEET ON THE WEST MARGIN OF BEECH BEND DRIVE AND RUNS BACK 236.9 FEET ON THE SOUTH LINE AND 223.7 FEET ON THE NORTH LINE TO A LINE IN THE REAR WHICH MEASURES 72.4 FEET THEREON.

Being the same property conveyed to James E. Hill, an unmarried man by Warranty Deed from James Michael Parrish, unmarried of record in Document No. 20220325-0034736, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. Ten Hopen, 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 6-20-23 (date of document).

Jennifer E. Ten Hopen
Affiant Signature

6/28/23
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 28th day of June, 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