This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1029980 **DEEDWARR**
07/24/2023 11 40 08 AM 4 pgs
Fees $22 00 Taxes $0 00

20230724-0056815

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Raymond Andrew Francisco Magtibay and Rachelle Feria Magtibay, Trustees of the Magtibay Revocable Living Trust dated March 13, 2023 7805 Rainey Drive Antioch, TN 37013	Same as new owner	182 06 0A 010.00

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

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 Santa Clara

Subscribed and sworn to (or affirmed) before me on this 13th day of March, 2023, by RAYMOND MAGTIBAY,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LUCY DIMATTIA-TAIT
Notary Public - California
Santa Clara County
Commission # 2423882
My Comm Expires Nov 22, 2026

(Seal)

Signature

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **RAYMOND MAGTIBAY** and **RACHELLE MAGTIBAY**, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **RAYMOND ANDREW FRANCISCO MAGTIBAY AND RACHELLE FERIA MAGTIBAY, TRUSTEES OF THE MAGTIBAY REVOCABLE LIVING TRUST DATED MARCH 13, 2023**, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant 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.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 13th day of MARCH, 2023.

By: _____
RAYMOND MAGTIBAY

_____
RACHELLE MAGTIBAY

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 Santa Clara)

On March 13, 2023 before me, Lucy Dimattia-Tait, a Notary Public, personally appeared Raymond Magtibay and Rachelle Magtibay 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.

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 _____ (Seal)

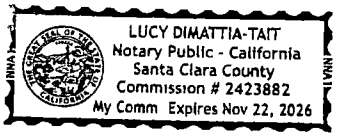


Exhibit A

Property Description

Said property is described to wit:

BEING Lot 10, Section One, Old Hickory Hills, of record in Instr: #20011023-0115382, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instr: #20020116-0006750, and Charter of record in Instr: #20020123-0009417, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Raymond Magtibay and wife, Rachelle Magtibay, by Warranty Deed from Greenvale Construction, LLC, of record in Instr: #20020801-0092175, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to general notes on plat of record in Instr: #20011023-0115382, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a public utility easement and minimum building setback lines of record in Instr: #20011023-0115382, said Register's Office.

This conveyance is subject to the resubdivision of common areas in Instr: #20020213-0018960, said Register's Office.

This is improved property, known as 7805 Rainey Drive, Antioch, TN 37013.