Karen Johnson Davidson County
Batch# 1065863 DEEDWARR
10/27/2023 03:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231027-0084324

WARRANTY DEED

MAIL RECORDED DEED TO:

JASON PINK
MEYERPINK LAW, APC
945 MORNING STAR DRIVE
SONORA, CA 95370

OWNER (SEND TAX BILLS TO):

BARBARA DEL PRADO, TRUSTEE
23397 TANAGER DRIVE
TWAIN HARTE, CA 95383

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, BARBARA DEL PRADO, single woman (herein, "Grantor"), whose address is 23397 Tanager Drive, Twain Harte, CA 95383, hereby sells, transfers and conveys to BARBARA DEL PRADO, TRUSTEE, or any successors in trust, under the STERLING LIVING TRUST dated September 27, 2023 and any amendments thereto (herein, "Grantee"), whose address is 23397 Tanager Drive, Twain Harte, CA 95383, 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: 216 Riverstone Court, Nashville, TN 37214

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: 085 14 0A 216.00

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 18 day of Oct, 2023.

GRANTOR:

Barbara Del Prado

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 Tuolumne)

On October 18, 2023, before me, David M. Brown, Notary Public, personally appeared Barbara Del Prado, 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.

David M. Brown (Seal)

DAVID M. BROWN
Notary Public - California
Tuolumne County
Commission # 2331830
My Comm. Expires Aug 18, 2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

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

Grantee:

Sterling Living Trust dated September 27, 2023

Barbara Del Prado

Barbara Del Prado, 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 Tuolumne)

Subscribed and sworn to (or affirmed) before me on this 19th day of October, 2023, by Barbara Del Prado, proved to me on the basis of satisfactory evidence to be the person~~(s)~~ who appeared before me.

Witness my hand and official seal.

David M. Brown

Signature of Notary Public

[Affix Notary Seal]

DAVID M. BROWN
Notary Public - California
Tuolumne County
Commission # 2331830
My Comm. Expires Aug 18, 2024

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, Being Unit No. 216 of Phase One, Riverstone Condominium Plat, created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee code annotated, and as established by a Master Deed, of Record in Book 6998, Page 839, and as Restated in Book 7245, Page 211 and Amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed reference is hereby made to the Plat of Phase One, Riverstone Condominium Plat, of Record in Book 6900, Page 317, in said Register's Office, for a more complete identification and description of such unit.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Riverstone Condominium Plat, as recorded in Plat Book 6900, Page(s) 317.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverstone, as recorded in Plat Book 6200, Page(s) 466.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverstone Condominium of record in Book 6998, Page 839, as Restated by instrument(s) of record in Book 7245, Page 411, as amended in Book 11016, Page 159; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820.

Easement for Water Mains, recorded in Book 7295, Page 991.

Easement for Right of Way, recorded in Instrument No. 20040109-0003624.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11016, Page 153.

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. 20201110-0132597, on November 10, 2020.

PIN NO: 085 14 0A 216.00

STREET ADDRESS:

216 Riverstone Court, Nashville, TN 37214

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 Oct. 18, 2023 (date of document).

Dorene J. Royal

Affiant Signature

10-27-23

Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 27th day of October, 2023.

NOTARY'S SEAL



A. Guiler

Notary Signature

MY COMMISSION EXPIRES:
09-20-2025