The Instrument was Prepared by and Return to:
STEPHENSON AND STEPHENSON
29000 S. Western Avenue, Suite 300
Rancho Palos Verdes, CA 90275

Mail Tax Statements to:
Richard Thomas Madariaga
111 Casper Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1069977 **DEEDWARR**
11/09/2023 11:52:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231109-0087648

WARRANTY DEED

The undersigned Grantor declares under penalty of perjury that the following is true and correct: Documentary Transfer Tax is $NONE. Not a sale, this deed is executed by the Trustee of a Revocable Living Trust to implement a testamentary devise by the Trustor of the Trust;

ADDRESS OF NEW OWNER:	TAX ID#
RICHARD THOMAS MADARIAGA	071-15-0-284-00
1214 Joseph Avenue, Nashville, TN 37207	

THIS INDENTURE, made and entered into this 2nd day of November, 2023, by and between RICHARD THOMAS MADARIAGA, Successor Trustee of The Mary Orlando Revocable Trust dated June 5, 2009, hereinafter called Grantor, and RICHARD THOMAS MADARIAGA, a married man as his sole and separate property, hereinafter called Grantee.

WITNESS: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto the Grantee the following real property located in the County of Davidson, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A" for Legal Description

(Commonly known as 1214 Joseph Avenue, Nashville, TN 37207)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and I, the GRANTOR, do covenant with the said GRANTEE that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THE CONSIDERATION for this conveyance is TEN AND 00/100***Dollars($10.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

GRANTOR:

Dated: 2nd of November 2023

RICHARD THOMAS MADARIAGA,
Successor Trustee of The Mary Orlando Revocable Trust dated June 5, 2009

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd day of November, 20 23, before me personally appeared RICHARD THOMAS MADARIAGA, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Lauren Hampton

Commission Expires:

11·03·2025

LAUREN HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 03, 2025

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the southerly 4 feet of Lot No. 45 and the Northerly 46 feet of Lot No. 46 on the Plan of C. F. Sharpe and W. L. Horn's 2nd subdivision of Lindsley Property in N. E. Nashville, as shown of record in Book 161, page 53, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Source of title: 20230626-0048220