Karen Johnson Davidson County
Batch# 1083462 DEEDWARR
12/19/2023 08:05:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231219-0097544

WARRANTY DEED

MAIL RECORDED DEED TO:

APRIL S. GLATT, ESQ.
CHAUVEL & GLATT LLP
66 BOVET ROAD, SUITE 280
SAN MATEO, CA 94402

OWNER (SEND TAX BILLS TO):

JOSHUA P. ARNOLD, TRUSTEE
MEGHANA N. RAO, TRUSTEE
1922 PALM AVENUE
SAN MATEO, CA 94403

FOR AND IN CONSIDERATION OF THE SUM OF ZERO Dollars ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MEGHANA N. RAO, a married woman, who acquired title as an unmarried woman, (herein, "Grantor"), whose address is 1922 Palm Avenue, San Mateo, CA 94403, hereby sells, transfers and conveys to JOSHUA P. ARNOLD AND MEGHANA N. RAO, TRUSTEES, or any successors in trust, under the JOSHUA P. ARNOLD AND MEGHANA N. RAO REVOCABLE FAMILY TRUST dated September 12, 2023 and any amendments thereto (herein, "Grantee"), whose address is 1922 Palm Avenue, San Mateo, CA 94403, **all of the Grantor's undivided fifty percent (50%) interest** in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 829 Bradford Avenue, Nashville, TN 37204

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: Map 105-14-0-C, Parcel 015CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 6 day of December, 2023.

GRANTOR:

Meghana N. Rao

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 San Mateo

On December 06, 2023 before me, Mellina Nider Calilung, Notary Public personally appeared Meghana N. Rao, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are ~~s~~ubscribed 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

MELLINA NIDER CALILUNG
Notary Public - California
San Mateo County
Commission # 2312455
My Comm. Expires Dec 11, 2023

OATH OF CONSIDERATION

STATE OF California
COUNTY OF San Mateo

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

Joshua P. Arnold and Meghana N. Rao Revocable Family Trust dated September 12, 2023

Joshua P. Arnold, 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 San Mateo

Subscribed and sworn to (or affirmed) before me on this 06th day of December, 2023, by Mellina Nider Calilung, Notary Public 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

MELLINA NIDER CALILUNG
Notary Public - California
San Mateo County
Commission # 2312455
My Comm. Expires Dec 11, 2023

Grantee:

Joshua P. Arnold and Meghana N. Rao Revocable Family Trust dated September 12, 2023

Meghana N. Rao, 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 San Mateo

Subscribed and sworn to (or affirmed) before me on this 06th day of December 2023, by Mellina Nider Calilung, Notary Public 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

MELLINA NIDER CALILUNG
Notary Public - California
San Mateo County
Commission # 2312455
My Comm. Expires Dec 11, 2023

EXHIBIT A

[Legal Description]

LAND in Davidson County, Tennessee, being Unit No. 829 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

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. 20080118-0005955 on January 18, 2008.

PIN NO: Map 105-14-0-C, Parcel 015CO

STREET ADDRESS:

829 Bradford Avenue, Nashville, TN 37204

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.

22-066021 (JL)

Certificate of Authenticity

I, Janna M. Lindstrom, 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 December 6, 2023.

Date

Janna M. Lindstrom

Affiant Signature

July 22, 2021

Date

State of Florida

County of Polk

Sworn to and subscribed before me this 22nd day of July, 2021.

Dorene J Royal

Notary's Signature

My Commission Expires: 07/06/2025

Date

Notary's Seal (if on paper)

DORENE JOY ROYAL
Notary Public - State of Florida
Commission # HH 149686
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.