Karen Johnson Davidson County
Batch# 1084005 DEEDWARR
12/20/2023 09:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231220-0098012

This instrument prepared by:
Terry Chase 110075
1372 Fruitwood Way
Tracy, CA 95376

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Terry Chase, Trustee, et al	Terry Chase, Trustee, et al	070 07 0P 006.00
1372 Fruitwood Way	1372 Fruitwood Way	
Tracy, CA 95376	Tracy, CA 95376	

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, **Terry Chase and Lidia Chase, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **Terry Chase and Lidia Chase, Trustees of the Terry Chase and Lidia Chase Family Trust dated May 27, 2020**, 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 Living Trust.

This is unimproved ( ) property known as 978 Youngs Lane, Nashville, Tennessee 37207
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 16th day of November, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Terry Chase

Lidia Chase

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF San Joaquin) ss

Personally appeared before me, Starlene Hightower, a Notary Public in and for said County and State, **Terry Chase and Lidia Chase** 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 1015 N Central Ave, Tracy CA this 16th day of November, A.D., 2023.

NOTARY STAMP/SEAL

STARLENE HIGHTOWER
Notary Public - California
San Joaquin County
Commission # 2322059
My Comm. Expires Mar 21, 2024

Starlene Hightower
NOTARY PUBLIC
Notary Commission Expires: 3/21/24

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF San Joaquin)

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 16th day of November, 2023.

(Affix Seal)

Affiant

Starlene Hightower
Notary Public
My Commission Expires: 3-21-24

STARLENE HIGHTOWER
Notary Public - California
San Joaquin County
Commission # 2322059
My Comm. Expires Mar 21, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 6, ON THE PLAN OF WESTVUE, ATTACHED AS EXHIBIT "A-1" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTVUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20191101-0112866, AMENDED IN INSTRUMENT NO. 20200204-0012519 AND AMENDED IN INSTRUMENT NO. 20200601-0055933, IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Terry Chase and Lidia Chase, husband and wife by Warranty Deed from Derek Totty and Elizabeth Totty, husband and wife of record in Document No. 20221102-0118371, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 11-16-2023 (date of document).

Jennifer E. TenHopen
Affiant Signature

12.8.2023
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 8th day of December, 2023.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

VALERIE ANN WARD
Notary Public - State of Nevada
Appointment No. 07-4707-1
My Appointment Expires 08-28-2027