RECORDING REQUESTED BY
AND Prepared BY:
The Pacella Law Group, APC
5000 N Parkway Calabasas, Suite 219
Calabasas, CA 91302

AND WHEN RECORDED MAIL TO

Mary Ann Richardson
33 Via Marguesa
Rancho Santa Margarita, CA 92668

Karen Johnson Davidson County
Batch# 1138435 DEEDWARR
05/22/2024 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038238

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantors declare that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

No Transfer Tax is due Per Tennessee Code Title 67-4-409(3)(F).
This is a transfer of real estate to a revocable living trust created by the same transferors.

GRANTOR: Mary Ann Richardson, an unmarried woman, Grantor, hereby grants to **MARY ANN RICHARDSON, Trustee of the MARY ANN RICHARDSON REVOCABLE TRUST DATED MAY 21, 2024**, Grantee, all interest in and to the following described real property in the County of Davidson, State of Tennessee:

See Exhibit "A"

Assessor Parcel Number: 104022K30800CO
Property Address or Location: 210 30th Ave., Nashville, TN 37203

Dated May 21, 2024

Grantors:

MARY ANN RICHARDSON

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 Orange)

On May 21, 2024 before me, Amir Noury, Notary Public, personally appeared **MARY ANN RICHARDSON** 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.

AMIR NOURY
Notary Public - California
Orange County
Commission # 2458207
My Comm. Expires Aug 8, 2027

Signature _____ (Seal)

Mail future tax statements to Mary Ann Richardson, 33 Via Marguesa, Rancho Santa Margarita, CA 92668

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being unit No. 308 of The Lofts at 30th, Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Lots at 30th, record in Instrument No. 20211208-0162910, and amended in First Amendment to Declaration in Instrument No. 20211221-0168471, Register's Office for Davidson County Tennessee and subject to the provisions and requirement thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in 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 thereof; said Unit being depicted on Exhibit "B" to said Declaration' together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being a portion of the same property conveyed to Brian Charles Richardson and Mary Ann Richardson, husband and wife, deed dated 04/11/2022, from 30th Core, LLC, a Tennessee Limited Liability Company, Instrument No. 20220411-0041536, Register's Office for said County.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee Limited Liability Company, by deed dated 11/08/2021, from 191 Charter Place Investors (formerly known as 30th Avenue, LLC and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC), Instrument No. 20211108-0148686, Register's Office for said County.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated 11/08/2021, from 191 Charter Place Investors (formerly known as 30th Avenue, LLC and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC), Instrument No. 20211108-0148686, Register's Office for said County.

Certificate of Authenticity

I, Stephen L. Cohen, 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 May 21, 2024.

Date

Affiant Signature

5/22/24
Date

State of California
County of Los Angeles

Sworn to and subscribed before me this 22nd day of May, 2024.

Notary's Signature

My Commission Expires: May 8, 2027
Date

Notary's Seal (if on paper)

SHERI DAVIDSON
Notary Public - California
Los Angeles County
Commission # 2446170
My Comm. Expires May 8, 2027