Karen Johnson
Batch # 1209195
12/02/2024 12:20:45 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241202-0093414

Recording is requested as an accommodation only, without verification or warrantee. It has not been examined as to its Execution or as to its effect upon title.

RECORDING REQUESTED BY, AND WHEN RECORDED MAIL TO:
Legal Production Service
1985 Yosemite Ave. Suite 125
Simi Valley, CA 93063

Mail Tax Statements to New Owner:
Megan Ashley Cross
2143 Brentwood Ave.
Simi Valley, CA 93063

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
*****There is no consideration for this transfer***– For the benefit of the beneficiaries of the Trust*****
There is no Documentary Transfer Tax due. NONE OR ZERO
***This conveyance transfers an interest into or out of a Living Trust, R & T 11930.**

Parcel ID: 14706012700

For Value Received, the Grantor, **Megan Ashley Cross,** Trustee of **The Megan Cross Trust, dated December 1, 2023,** named as the grantee in that certain Trust Transfer Deed, recorded as Document No. 20231227-0099054, on December 27, 2023, in the official records of Davidson County, does hereby sell, grant, assign and transfer to the Grantee, **Megan Ashley Cross, a single woman as her sole and separate property,** all of the Grantor's right, title and interest in and to the following real property in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, as described:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Commonly known as: 4800 Blackman Court, Nashville, Tennessee 37211

Subject to all covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.
This transfer shall be binding upon and shall inure the benefit of the parties hereto, their heirs, administrators, executors, legal representatives, successors and assigns.

IN WITNESS WHEREOF, I have signed this Trust Transfer Deed on November 21, 2024.

Megan Ashley Cross

Instrument was prepared by:
Legal Production Service
1985 Yosemite Ave. Suite 125
Simi Valley, CA 93063

CERTIFICATE OF ACKNOWLEDGMENT

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)
)ss.
COUNTY OF Ventura)

On November 21, 2024, before me, HILARY JOOS, a Notary Public, personally appeared Megan Ashley Cross, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person 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: _____ (Seal)

HILARY JOOS
Notary Public - California
Ventura County
Commission # 2473082
My Comm. Expires Nov 21, 2027