Karen Johnson
Batch # 1221198
12/30/2024 10:42:00 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDWARR
6 pgs
20241230-0100948

WARRANTY DEED

MAIL RECORDED DEED TO:

BRIGITTE CHRISTINE EBERT, TRUSTEE
EDWARD GORDON EBERT, TRUSTEE
SHARON E. HACKNEY
2640 SUNSET TERRACE
SAN MATEO, CA 94403

OWNER (SEND TAX BILLS TO):

BRIGITTE CHRISTINE EBERT, TRUSTEE
EDWARD GORDON EBERT, TRUSTEE
SHARON E. HACKNEY
2640 SUNSET TERRACE
SAN MATEO, CA 94403

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD GORDON EBERT, a married man, and SHARON E. HACKNEY, a married woman, as joint tenants with right of survivorship (herein, "Grantor"), whose address is 2640 Sunset Terrace, San Mateo, CA 94403, hereby sells, transfers and conveys to (i) BRIGITTE CHRISTINE EBERT AND EDWARD GORDON EBERT, TRUSTEES, or any successors in trust, under the EBERT FAMILY TRUST dated October 9, 1999 and any amendments thereto, as to an undivided two-thirds (2/3) interest and (ii) SHARON E. HACKNEY, a married woman, as to an undivided one-third (1/3) interest, as tenants in common (together herein, "Grantee"), whose address is 2640 Sunset Terrace, San Mateo, CA 94403, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1025 Maynor Avenue, Nashville, TN 37216

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.

PIN NO: 072-06-0-018.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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.

WITNESS my hand and seal this 24th day of October, 20 24.

GRANTOR:

Edward Gordon Ebert

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Edward Gordon Ebert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 20 24.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: February 27th, 2028

TERESA BORDEN
Notary Public - California
Santa Clara County
Commission # 2483168
My Comm. Expires Feb 27, 2028

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Santa Clara

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

Grantee:

Ebert Family Trust dated October 9, 1999

Brigitte C. Ebert
Brigitte Christine Ebert, Trustee

Subscribed and sworn to under oath before me, this 24th day of October, 2024 by Brigitte Christine Ebert, as Trustee of the Ebert Family Trust dated October 9, 1999.

Teresa Borden
SIGNATURE OF NOTARY PUBLIC
My commission expires: February 27, 2028

[Affix Notary Seal]

TERESA BORDEN
Notary Public - California
Santa Clara County
Commission # 2483168
My Comm. Expires Feb 27, 2028

Grantee:

Ebert Family Trust dated October 9, 1999

Edward Ebert
Edward Gordon Ebert, Trustee

Subscribed and sworn to under oath before me, this 24th day of October, 2024 by Edward Gordon Ebert, as Trustee of the Ebert Family Trust dated October 9, 1999.

Teresa Borden
SIGNATURE OF NOTARY PUBLIC
My commission expires: February 27, 2028

[Affix Notary Seal]

TERESA BORDEN
Notary Public - California
Santa Clara County
Commission # 2483168
My Comm. Expires Feb 27, 2028

GRANTOR:

Sharon E Hackney

Sharon E. Hackney

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sharon E. Hackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/5/26

ANGELA P. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

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

Grantee:

Sharon Hackney
Sharon Hackney

Subscribed and sworn to under oath before me, this 14 day of November 2024 by Sharon Hackney.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/5/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Maynor Place A Subdivision of Part of the Maynor Land of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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. 20191209-0126784 on December 9, 2019.

PIN NO: 072-06-0-018.00

STREET ADDRESS:

1025 Maynor Avenue, Nashville, TN 37216

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.