THIS INSTRUMENT WAS PREPARED BY
(AND AFTER RECORDING RETURN TO):
James M. A. Murphy
601 S. Figueroa St., Suite 2500
Los Angeles, California 90017

Karen Johnson Davidson County
Batch# 1231172 DEEDWARR
01/29/2025 08:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250129-0006687

ADDRESS OF NEW OWNER(S)
(AND SEND TAX BILLS TO):
The Granite Dome Family Trust dated April 14, 2024
290 Parkside Dr., Palo Alto, CA 94306

APN: 084-12-0-018-00

WARRANTY GRANT DEED

TRUST TRANSFER

The undersigned grantors, WILLIAM N. DAWSON and KARLEEN F. GIANNITRAPANI, declare as follows:

1) For no consideration, the undersigned, WILLIAM N. DAWSON and KARLEEN F. GIANNITRAPANI, Husband and Wife, hereby grant to WILLIAM N. DAWSON and KARLEEN F. GIANNITRAPANI, Trustees of The Granite Dome Family Trust dated April 14, 2024, a revocable living trust, the following described real property in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Addition to Lincoya Hills as of record in Book 3106, Page 66, said Register's Office for said County.

Said Lot No. 10 fronts 157.63 feet on the North side of Lincoya Court and runs back 113.35 feet on the West line and 167 feet on the East line to a deadline in the rear on which it measures 186.5 feet.

Being the same property conveyed to William N. Dawson and Karleen Giannitrapani, as tenants in common with right of survivorship, by Warranty Deed from Samuel J. Wilson and Catherine B. Carroll, of record in Instrument No. 20220519-0058317, in the Register's Office of Davidson County, Tennessee, dated May 16, 2022 and recorded on May 19, 2022.

This is improved property located at: **2506 Lincoya Court, Nashville, TN 37214.**

Subject to: Liens, encumbrances, covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record.

Dated: April 14, 2024

WILLIAM N. DAWSON

KARLEEN F. GIANNITRAPANI

ACKNOWLEDGMENT BY NOTARY PUBLIC

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 SANTA CLARA)

On APRIL 14TH, 2024, before me, NINA RANDALL, a Notary Public, personally appeared WILLIAM NICHOLAS DAWSON and KARLEEN FRANCES GIANNITRAPANI, 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.

NINA RANDALL
Notary Public - California
Santa Clara County
Commission # 2463806
My Comm. Expires Oct 16, 2027

Signature Nina Randall (SEAL)

THIS INSTRUMENT WAS PREPARED BY
(AND AFTER RECORDING RETURN TO):

James M. A. Murphy
601 S. Figueroa St., Suite 2500
Los Angeles, California 90017

ADDRESS OF NEW OWNER(S)
(AND SEND TAX BILLS TO):

The Granite Dome Family Trust dated April 14, 2024
290 Parkside Dr., Palo Alto, CA 94306

APN: 084-12-0-018-00

CERTIFICATE OF AUTHENTICITY

I, JAMES M. A. MURPHY, do hereby make oath that I am a licensed attorney in California (State Bar No. 80453) and 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 April 14, 2024.

Dated: May 14, 2025

JAMES M. A. MURPHY, Affiant

ACKNOWLEDGMENT BY NOTARY PUBLIC

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 Los Angeles)

On January 14, 2025, before me, Carolina Virgen, a Notary Public, personally appeared JAMES M. A. MURPHY, 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 he executed the same in his authorized capacity, and that by his 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)

