This instrument was prepared by
And when Recorded Return to:

Stephanie F. Bezner, Esq.
6411 Seabryn Drive
Rancho Palos Verdes, California
90275-4755

Karen Johnson Davidson County
Batch # 1236102 DEEDWARR
02/11/2025 08 27 18 AM 4 pgs
Fees $22 00 Taxes $0 00
20250211-0010121

Mail Tax Statements To:
John R. Hartmann, Trustee
17171 Roscoe Blvd., Apt. A112
Northridge, California 91325

Map and Parcel No.: 082-03-0-078.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 6th day of February, 2025, by and between John Hartmann, whose mailing address is 17171 Roscoe Blvd., Apt. A112, Northridge, California 91325, hereinafter referred to as Grantor and John R. Hartmann, as Trustee of The John R. Hartmann Trust, dated February 6, 2025, whose mailing address is 17171 Roscoe Blvd., Apt. A112, Northridge, California 91325, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for no consideration, the sufficiency of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantees the following described real estate located in Davidson County, Tennessee:

> Being Lot No, 168 and a part of Lot No. 167 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property, in Northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee and described according to a survey made by Barge, Waggoner & Sumner, Engineers, December 15, 1951, as follows:
>
> Beginning at an iron pin in the westerly margin of North Second Street, being the southeasterly corner of Lot No. 168 above mentioned; thence with the southerly line of said Lot, North 83 degrees 23 minutes West 145.00 feet to an iron pin in the easterly margin of an alley; thence with the easterly margin of said alley, North 6 degrees 13 minutes East 70.00 feet to an iron pin in the southerly margin of Cleveland Street, as widened; thence with the southerly margin of Cleveland Street, as widened, South 83 degrees 23 minutes East 128.12 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 17.00 feet, 26.58 feet to an iron pin in the westerly margin of North Second Street, thence with the westerly margin of North Second Street, South 6 degrees 13 minutes West 53.12 feet to the beginning.

Being the same property conveyed to John Hartmann by Warranty Deed from Luis Molina and Maria Molina dated July 31, 2007 and recorded August 7, 2007 in Instrument No. 20070807-0094298, Register's Office for Davidson County, Tennessee.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees and unto Grantees' heirs, administrators, successors or assigns, forever in FEE SIMPLE.

GRANTOR hereby covenants with and represents unto the said Grantees and unto their successors or assigns, that he is lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem property taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he has a good and lawful right to sell and convey the same as aforesaid and that they will warrant and defend the title to same unto the said Grantees and unto their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Map and Parcel No. 082-03-0-078.00

[SIGNATURE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this 6th day of February, 2025.

John Hartmann

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 LOS ANGELES)

On February 6, 2025, before me, Stephanie F. Bezner, a notary public (here insert name and title of the officer), personally appeared John Hartmann, 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.

[SEAL]

NRO1 STEPHANIE F BEZNER COMM. #2449053 Notary Public - California Los Angeles County My Comm Expires July 1, 2027 NRO1

Notary Public in and for said County and State

I swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00. The true value for the property, which is greater, is $489,800. GRANTOR does hereby certify that this is a transfer of real estate to a revocable living trust of which the Grantor is beneficiary and is exempt from realty transfer tax under Tenn. Code Ann. § 67-4-409(a)(3)(F).

John Hartmann

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 LOS ANGELES)

SUBSCRIBED AND SWORN TO (or affirmed) before me, on this 6th day of February, 2025 by John R. Hartmann, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

[SEAL]

STEPHANIE F. BEZNER
COMM #2449053
Notary Public - California
Los Angeles County
My Comm. Expires July 1, 2027

Notary Public in and for said County and State

Property Address:
850 North Second Street
Nashville, Tennessee 37207