Karen Johnson Davidson County
Batch# 1290570 DEEDWARR
06/26/2025 01:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250626-0050513

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Kristen Ann House, Co-Trustee, et al
770 Overhill Court Northwest
Atlanta, GA 30328

MAIL TAX STATEMENT TO:
Kristen Ann House, Co-Trustee, et al
770 Overhill Court Northwest
Atlanta, GA 30328

MAP PARCEL NUMBERS:
155 08 0B 066.00

This instrument prepared by:
Daniel Steven McCoy, Sole Trustee
2706 8th Street
Berkeley, CA 94710

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Daniel Steven McCoy, Sole Trustee of The Tama and Daniel McCoy Living Trust, U/A/D August 9, 2021** has this day bargained and sold, and does hereby transfer and convey unto the said **Kristen Ann House and Andrew Gerald House, also known as Andrew House, Co-Trustees of the Andrew and Kristen House Revocable Trust, as to an undivided fifty percent (50%) interest, and Thomas Edward Robertson, III, a married man, as to an undivided fifty percent (50%) interest, as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is distribution from a Trust.

This is unimproved ( ) property known as 609 South Riverbend Court
Improved (✓) Nashville, Tennessee 37221

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 25th day of June, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Tama and Daniel McCoy Living Trust, U/A/D August 9, 2021

Daniel Steven McCoy, Sole Trustee

Daniel Steven McCoy, Sole Trustee

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, _____, a Notary Public in and for said County and State, **Daniel Steven McCoy, Sole Trustee** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

Please see Attached -RET

_____
NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration is exempt pursuant to Recordation Tax Code § 67-4-409(a)(1)(C)(viii).

Subscribed and sworn to before me this the 25th day of June, 2025

(Affix Seal)

Daniel Steven McCoy Sole Trustee
Affiant

_____
Notary Public
My Commission Expires: _____

Please see Attached -RET

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Alameda }

On June 25, 2025 before me, Rachel E Tharp, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Daniel Steven McCoy, sole trustee
Name(s) of Signer(s)

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.

RACHEL E. THARP
Notary Public - California
Alameda County
Commission # 2447558
My Comm. Expires May 20, 2027

Place Notary Seal and/or Stamp Above

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 Rachel E Tharp
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 25, 2025 Number of Pages: 3

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Daniel Steven McCoy	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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 Alameda

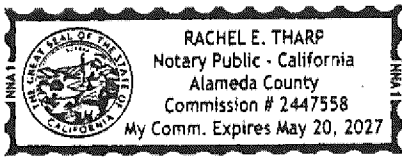
Subscribed and sworn to (or affirmed) before me on

this 25 (Date) day of June (Month), 2025 (Year), by

(1) Daniel Steven McCoy

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Value

Document Date: June 25, 2025 Number of Pages: 1

Signer(s) Other Than Named Above: None

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EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 66 ON THE PLAN OF PHASE 1 OF SOUTH COLONY AT RIVERBEND OF RECORD IN PLAT BOOK 6900, PAGE 271, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Daniel Steven McCoy, Sole Trustee by Affidavit - Death of Co-Trustee of record in Document No. 20221010-0110969; AND Being the same property conveyed to The Tama and Daniel McCoy Living Trust, U/A/D August 9, 2021 by Quitclaim Deed from Tama Powers McCoy and husband, Daniel Steven McCoy of record in Document No. 20220209-0015239, said Register's Office.

Tennessee Certification of Electronic Document

I, Tyson E. Hubbard, 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 June 25, 2025 (date of document).

Dated: June 26, 2025

Affiant Signature

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 Sacramento)

Subscribed and sworn to (or affirmed) before me on this 26th day of June, 2025, by Tyson E. Hubbard, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JANINE CREWS
Notary Public - California
Sacramento County
Commission # 2459420
My Comm. Expires Aug 29, 2027

Signature

(Seal)

4990538.1

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