Karen Johnson
Batch # 1337081
10/22/2025 09 02 59 AM
Fees $32 00 Taxes $0 00

Davidson County
DEEDWARR
6 pgs

20251022-0084001

WARRANTY DEED

MAIL RECORDED DEED TO:

THOMAS LAWLER
FAY AND LAWLER, ATTORNEYS AT LAW
4950 WARING ROAD, SUITE #2
SAN DIEGO, CA 92120

OWNER (SEND TAX BILLS TO):

JOHN KELLY CONKLIN, TRUSTEE
JOYCE CONKLIN, TRUSTEE
986 GLEN ARBOR DRIVE
ENCINITAS, CA 92024

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0 00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN K CONKLIN and JOYCE M CONKLIN, husband and wife (herein, "Grantor"), whose address is 986 Glen Arbor Drive, Encinitas, CA 92024, hereby sells, transfers and conveys to JOHN KELLY CONKLIN AND JOYCE CONKLIN, TRUSTEES, or any successors in trust, under the CONKLIN TRUST AGREEMENT dated JAN 0 5 2021 and any amendments thereto (a revocable trust) (herein, "Grantee"), whose address is 986 Glen Arbor Drive, Encinitas, CA 92024, 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: 639 Elysian Fields Road, Nashville, TN 37211

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

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.

PIN NO 13216005400

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U S DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 5TH day of JANUARY, 2021

GRANTOR:

John K. Conklin

JOHN K. CONKLIN

Please see attached

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN K. CONKLIN, 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 _____ day of _____, 20___

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires. _____

GRANTOR:

Joyce M. Conklin

JOYCE M CONKLIN

Please see attached

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOYCE M CONKLIN, 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 _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of 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 SAN DIEGO)

On JAN 0 5 2021 before me, ELENA K. DIETRICH, a Notary Public for the State of California, personally appeared JOHN K. CONKLIN, 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.

ELENA K DIETRICH
COMM # 2284544
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM EXP MAY 4, 2023

Signature E Dietrich
My Commission Expires 05/04/2023

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of 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 SAN DIEGO)

On JAN 0 5 2021 before me, ELENA K. DIETRICH, a Notary Public for the State of California, personally appeared JOYCE M. CONKLIN, 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.

ELENA K DIETRICH
COMM # 2284544
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM EXP MAY 4, 2023

Signature E. Dietrich
My Commission Expires 05/04/2023

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 50 00

Grantee:

Conklin Trust Agreement dated JAN 0 5 2021

John Kelly Conklin

John Kelly Conklin, Trustee

Please see attached

Subscribed and sworn to under oath before me, this _____ day of _____, 20___ ~~by John Kelly~~ Conklin, as Trustee of Conklin Trust Agreement dated _____.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Grantee:

Conklin Trust Agreement dated JAN 0 5 2021

Joyce Conklin

Joyce Conklin, Trustee

Please see attached

Subscribed and sworn to under oath before me, this _____ day of _____, 20___ ~~by Joyce~~ Conklin, as Trustee of Conklin Trust Agreement dated _____.

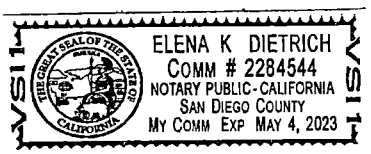
[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of 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 SAN DIEGO)

SUBSCRIBED AND SWORN (or affirmed) on JAN 0 5 2021 before me, ELENA K. DIETRICH, a notary public for the State of California, appeared JOHN KELLY CONKLIN, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

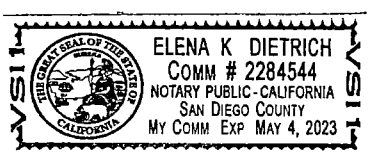


Notary Signature: E. Dietrich
My Commission Expires 05/04/2023

A notary public or other officer completing this certificate verifies only the identity of 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 SAN DIEGO)

SUBSCRIBED AND SWORN (or affirmed) on JAN 0 5 2021 before me, ELENA K. DIETRICH, a notary public for the State of California, appeared JOYCE CONKLIN, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Notary Signature: E. Dietrich
My Commission Expires 05/04/2023

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 860 ON THE PLAN OF CALDWELL HALL, SECTION THIRTEEN, OF RECORD IN BOOK 3300, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

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, in Instrument No. 20160705-0068473 on July 5, 2016

PIN NO: 13216005400

STREET ADDRESS:

639 Elysian Fields Road, Nashville, TN 37211

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