This instrument prepared by:
Leanne M. Bowker
10300 SW Greenburg Rd. Ste 530
Portland, OR 97223

Karen Johnson Davidson County
Batch# 1342661 DEEDWARR
11/07/2025 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251107-0088739

# WARRANTY DEED

| | | |
|---|---|---|
| **ADDRESS OF NEW OWNERS:**<br>Paul & Adrienne DeMichele<br>15049 SW 91st Ave.<br>Tigard, OR 97224 | **SEND TAX BILLS TO:**<br>Paul & Adrienne DeMichele<br>15049 SW 91st Ave.<br>Tigard, OR 97224 | **AFTER RECORDING RETURN TO:**<br>Leanne M. Bowker<br>10300 SW Greenburg Rd. Ste 530<br>Portland, OR 97223 |
| **PROPERTY ADDRESS:**<br>1813 McEwen Ave.<br>Nashville, TN 37206 | | **MAP PARCEL NUMBER:**<br><br>083-10-0-464.00 |

This conveyance is made in consideration of $0.00 as Grantors are funding their revocable living trust. Paul C DeMichele and Adrienne S DeMichele, Grantors, convey and warrant to Paul C. DeMichele II and Adrienne S. DeMichele, Trustees of The DeMichele Family Trust dated June 26, 2025, Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL C. DEMICHELE AND ADRIENNE S. DEMICHELE, HUSBAND AND WIFE, by deed from JOSHUA A. LECKER AND STACY M. LECKER, HUSBAND AND WIFE, of record in Instrument No. 20210928-0129898, dated September 28, 2021, said Register's Office.

Commonly known as: 1813 McEwin Ave, Nashville, TN. 37206

Parcel: 083-10-0-464.00

No transfer tax is collected to revocable living trusts pursuant to TCA 67-4-409(a)(3)(F).

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHER MATTERS OF PUBLIC RECORD.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE(S), THEIR ASSIGNS FOREVER; AND I DO NOT COVENANT WITH THE SAID GRANTEE(S) THAT I AM LAWFULLY SEIZED

AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE(S), THEIR ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

Effective this 26th day of June, 2025.

PAUL C DeMICHELE, GRANTOR

ADRIENNE S DeMICHELE, GRANTOR

STATE OF OREGON )
) ss.
County of Washington )

This instrument was acknowledged before me on June 26, 2025, by Paul C DeMichele and Adrienne S DeMichele, Grantors.

OFFICIAL STAMP
Kate Elisabeth Cuadrado
NOTARY PUBLIC - OREGON
COMMISSION NO. 1054494
MY COMMISSION EXPIRES December 17, 2028

Notary Public for Oregon
My Commission Expires: 12-17-28

W:\clients\DeMichele, Paul & Adrienne\Warranty Deed TN - 1813 McEwen Ave.docx

Certificate of Authenticity

I, Leanne M. Porter, 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 11/05/2025.

Date

Leanne M. Porter

Affiant Signature

11/05/2025

Date

State of OREGON

County of WASHINGTON

Sworn to and subscribed before me this 5th day of November, 20____.

Notary's Signature

OFFICIAL STAMP
SARINA SAMANTHA LOPEZ-STEIN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1040969
MY COMMISSION EXPIRES SEPTEMBER 26th, 2027

My Commission Expires: 9-26-27

Date

Notary's Seal (if on paper)