Karen Johnson Davidson County
Batch# 284653 DEEDWARR
09/12/2019 10:05:21 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20190912-0092417

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of September, 2019.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen Church, Trustee of the 8GCO Revocable Trust U/A/D 7-21-14	**New Owner**	**117-15-0-127.00**
2209 Crestmoor Dr		
Nashville,. TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Paul G Ackerman, Jr and wife, Gail Ackerman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Stephen Church, Trustee of the 8GCO Revocable Trust U/A/D 7-21-14

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Birdhaven, as of record in Book 1130, Page 30, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the Easterly margin of Lone Oak Road at the corner of Lots Nos. 1 and 2; thence with said road Northwardly 55.4 feet to the beginning of a curve, thence around said curve Northeastwardly 31.40 feet to the Southerly margin of Richard Jones Road; thence with said road Eastwardly 197.70 feet to the corner of Lots Nos. 1 and 16; thence with the line between said two lots Southwardly 75 feet to the common corner of Lots Nos. 1, 2, 15 and 16; thence with the line between Lots Nos. 1 and 2 Westwardly 217.3 feet to the beginning.

Being the same property conveyed to Paul G. Ackerman, Jr. and wife, Gail Ackerman by Quitclaim deed from Paul G. Ackerman and wife, Celeste L. Ackerman of record in Book 5763, page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as **4100 Lone Oak Road, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11 day of September, 2019.

Paul G Ackerman, Jr

Gail H. Ackerman
Gail Ackerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul G Ackerman, Jr and Gail Ackerman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11 day of September, 2019.

Notary Public
My Commission Expires: 8.20.2023

SolomonParks File No. 19-000210-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON