THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191223903

Karen Johnson Davidson County
Batch# 335027 **DEEDWARR**
12/26/2019 03:18:02 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20191226-0133387

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2019.

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth T. Madson and Janina M. Madson 916 Marengo Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-09-0-166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Thomas Madson and Janina Marguerite Madson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014, by deed from SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180904-0086984, dated August 31, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 118-09-0-166.00.

Matters shown on the Plan of record in Plat Book 974, page 67, said Register's Office.

This is improved property located at 916 Marengo Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Rykes-19 0916

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2019.

8GCO Revocable Living Trust U/A/D July 21, 2014

By: Stephen Church, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Church, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 8GCO Revocable Living Trust u/a/d July 21, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of December, 2019.

Notary Public

My Commission Expires: _____

