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

**CRT File No. 200124403**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 352899 DEEDWARR
02/04/2020 10:31:13 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20200204-0012702

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Stephen Church, Trustee<br>2209 Crestmoor Road<br>Suite 100<br>Nashville, TN 37215 | New Owner | Tax Parcel ID No.<br>132-05-0-038.00 |

**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, **Joan H. Vollmer, Trustee of The Vollmer Revocable Living Trust Agreement u/a/d June 10, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Church, Trustee of The 8GCO Revocable Living Trust u/a/d July 21, 2014** ("Grantee"), his 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) 46, as shown on the map entitled Brookhaven Estates, of record in Plat Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH that portion of abandoned Overton Avenue which abuts said Lot 46, as set out in Ordinance No. 77, which was recorded in Book 4167, page 275 and as stated in Notice of record in Book 4194, page 232, said Register's Office.

Being the same property conveyed to MYLES L. VOLLMER and wife, JOAN HOOPER VOLLMER, by deed from ERNEST E. HOOPER, of record in Book 2993, page 24 , dated July 1, 1959 , said Register's Office.

Being further conveyed to MYLES L. VOLLMER and wife, JOAN H. VOLLMER, TRUSTEES OF THE VOLLMER JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D JUNE 10, 1999 , by deed from MYLES L. VOLLMER and wife, JOAN HOOPER VOLLMER , of record in Book 11558, page 940, dated June 30, 1999, said Register's Office.

Myles L. Vollmer having since died on March 28, 2008 and Joan H. Vollmer having since died on October 13, 2019. Their daughter, Joan H. Vollmer, is the named successor trustee per the First Amendment to The Myles L. Vollmer and Joan H. Vollmer Revocable Living Trust u/a/d June 10, 1999, dated April 29, 2008.

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 2020 and subsequent years for Map-Par. 132-05-0-038.00.

Matters shown on the Plan of record in Plat Book 1835, pages 49, 50 and 51, said Register's Office.

This is improved property located at 4112 Crestridge Drive 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.

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 31st day of January, 2020.

Joan H. Vollmer, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan H. Vollmer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Vollmer Joint Revocable Living Trust Agreement u/a/d June 10, 1999, 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 31st day of January, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022