THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930228** Karen Johnson Davidson County Batch# 508535 **DEEDWARR** 11/03/2020 03:36:08 PM 2 pgs Fees: $13.00 Taxes: $8,695.00 20201103-0128823	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2020. Notary Public My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Charlene Dewey Riley and Wayne J. Riley 4803 Belmont Park Terrace Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-15-0-061.00

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 Living Trust dated July 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlene Dewey Riley and Wayne J. Riley, 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) 11, as shown on the map entitled the Plan of Harpeth Acres, Section Five, of record in Book 2330, page 73, 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 STEPHEN CHURCH, AS TRUSTEE OF THE 8GCO LIVING TRUST DATED JULY 21, 2014, by deed from MAYME LEE LAWRENCE, of record in Instrument No. 20181205-0118627 , dated December 5, 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 2020 and subsequent years for Map-Par. 131-15-0-061.00.

Matters shown on the Plan of record in Book 2330, page 73, said Register's Office.

This is improved property located at 4803 Belmont Park Terrace Nashville TN 37215

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 2nd day of November, 2020.

The 8GCO Living Trust dated July 21, 2014

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 2nd day of November, 2020.

Notary Public

My Commission Expires: _____