WARRANTY DEED

Karen Johnson Davidson County
Batch# 520430 DEEDWARR
11/23/2020 01:10:08 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20201123-0137377

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF NOVEMBER 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014	Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014	
(NAME)	(NAME)	
2209 Crestmoor Road Suite 100	2209 Crestmoor Road, Suite 100	11809016200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sandra E. Edmonds, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014 ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 75.9 feet on the northerly side of Marengo Lane and runs back 234.2 feet on the easterly line and 246.1 feet on the westerly line to the southerly line of Lot No. 46 and measures 75 feet thereon.

Being the same property conveyed to Sandra E. Edmonds, by virtue of that certain Warranty Deed dated January 26, 1970, and being of record at Instrument No. Book 4399, Page 442 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 974, Page 67, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 924 Marengo Lane Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 20 day of November, 2020.

SANDRA E EDMONDS by Michael Edmonds Attorney In Fact

Sandra E. Edmonds, by Michael Edmonds, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael Edmonds, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he executed the same as her free act and deed as the Attorney-In-Fact for Sandra E.Edmonds, as authorized by Durable Power of Attorney of record at Instrument Number 20181001-0097088 of record in the Davidson County Register of Deed's Office.

WITNESS my hand and official seal at office this 20 day of November, 2020.

Cari Allen

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021