WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 741,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2020.

Notary Public

COMMISSION EXPIRES:

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 523283 **DEEDWARR**
12/02/2020 10:10:34 AM 2 pgs
Fees: $13.00 Taxes: $2,741.70

20201202-0139804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Church, Trustee	Stephen Church, Trustee	116-08-0-165
(NAME) 905 Cantrell Avenue	(NAME) 2209 Crestmoor Road, Site 100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) 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, **John M. Burrell, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE 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 GRANTEES, THEIR HEIRS, SUCCESSORS 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. 44 on the Plan of Woodmont Park Subdivision of record in Book 547, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John M. Burrell and Ruth A. McGinnis, both single persons (at the time of this conveyance), as joint tenants with rights of survivorship by Warranty Deed from Kristin Mary Wilkinson and spouse, Robert L. Paxton of record in Book 8638, page 867, Register's Office for Davidson County, Tennessee, dated May 29, 1992 and recorded June 1, 1992.

Ruth A. McGinnis having since died testate October 6, 2009, predeceasing her spouse, John M. Burrell, leaving him as the surviving tenant by the entirety of subject property. Subject property was also devised to John M. Burrell pursuant to Decedent's Last Will and Testament duly probated under Docket No. 10P-118 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Court Division.

Being the same property conveyed to Kristin Mary Wilkinson and spouse, Robert L. Paxton by deed from W. G. Farrar, unmarried of record in Book 5772, page 534, Register's Office for Davidson County, Tennessee, dated July 15, 1981 and recorded July 21, 1981.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 905 Cantrell Avenue (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37215 (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, successors 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, successors 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 our hands this 30th day of November, 2020.

John M. Burrell

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **John M. Burrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2020.

Notary

Commission Expires: _____

ROBERT L. BRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

File No.: 2628-20
Warranty Deed Individual eRec LES rev. 09-2018