WARRANTY DEED

Karen Johnson Davidson County
Batch# 549837 **DEEDWARR**
01/08/2021 10:29:19 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20210108-0003885

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Church, Trustee 2209 Crestmoor Road, Suite 100 Nashville, TN 37215	New Owner	145-04-0-021.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Judith L Overton formerly Judith B. Akin, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen Church, Trustee of The 8GCO Revocable Living Trust dated July 21, 2014**, hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Lealand Manor, 1st Addition, described according to a survey made by William A. Pitts, Surveyor, January, 1948, as follows:

Beginning at a concrete monument with a bronze cap in the southerly margin of Tyne Blvd. at 66' R.O.W., said point being a common corner of Lots 1 and 10 in the Lealand Manor subdivision, 1st Addition, said point also being the easterly end of a circular curve having a centerline radius of 4,566'; thence with the southerly margin of Tyne Blvd. S. 87° 27 minutes E. 46.7' to a concrete monument with a bronze cap, said point being the westerly end of a circular curve having a centerline radius: of 7421.76'; thence continuing with the southerly margin of Tyne Blvd. and with the arc of a curve to the right having a radius of 7,388.76' - 151.3', in all 200' to an iron pin, the same being the common corner of Lots 1 and 2 in the plan of Lealand Manor, 1st Addition; thence with the common line between Lots 1 and 2 S. 3° 20 minutes W. 440 to a concrete monument with a bronze cap, said point being N. 83° 13 minutes W. 200' from the common corner of Lots 2 and 3 in the plan of Lealand Manor, 2nd Addition; thence with the common line between Lot 1 in Lealand Manor, 1st Addition and Lot 3, Lealand Manor, 2nd Addition S. 35° 13 minutes W. 189.7' to a concrete monument with a bronze cap; thence continuing S. 85° 28 minutes W. 100.5' to a concrete monument with a bronze cap in the easterly boundary of the J. P. Davis tract; thence with the common line between the J. P. Davis tract and Lot 1 N. 3° 09 minutes E. 306.6' to a concrete monument with a bronze

cap, the same being a common corner with the J. P. Davis tract, Lot 1 and Lot 10 in Lealand Manor, 1st Addition; thence with the common line between Lots 1 and 10, Lealand Manor, 1st Addition N. 3° 27 minutes E. 307' to the point of beginning, containing 2.60 acres be the same more or less.

Being the same property conveyed to Gordon C. Akin and wife, Judith B. Akin by Warranty Deed from William T. Baker and wife, Martha E. Meyer Baker, dated 05/28/1993 and recorded 06/01/1993, of record in Book 8966, Page 30, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce entered in the case of Judith B. Akin vs Gordon C. Akin, Docket No. 09D-2654, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Judith B. Akin by Quitclaim Deed from Gordon C. Akin, dated 03/16/2010 and recorded 04/22/2010, of record in Instrument 201004220030358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1025 Tyne Boulevard, Nashville, TN 37220

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.

WILSON OVERTON, SPOUSE OF JUDITH L. OVERTON, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 7th day of January, 2021.

Judith L. Overton
Judith L Overton formerly Judith B. Akin

Wilson Overton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Judith L Overton formerly Judith B. Akin, and Wilson Overton, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of January, 2021.

Notary Public

My Commission Expires: 3/7/2023