Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 610942 DEEDWARR
04/08/2021 12:29:58 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210408-0047003

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$550,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF April, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 118
Stephen Church 2209 Crestmoor Road, Suite 100 Nashville, Tennessee 37215	New Owner	GROUP 09 0 PARCEL 151.00

For and in 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, we,

Martha Ann Smith, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Stephen Church, Trustee of the 8GCO Trust dated July 21, 2014

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land located in Davidson County, Tennessee, described as follows:

Being Lot No. 48 on the Map of Sutton Hill Section of Marengo Park, of record in Book 974, page 67, Register's Office for said County.

Said Lot No. 48 fronts 15 feet on the southerly side of Sutton Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Martha Ann Smith by quitclaim deed from Harold Richard Corlew, dated December 8, 1998 and filed of record in Book 11242, page 574, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **923 Sutton Hill Road, Nashville, Tennessee 37204.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 7th day of April, 2021.

Martha A. Smith
Martha Ann Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Martha Ann Smith,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PLEASE RETURN TO:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027