Karen Johnson Davidson County
Batch# 650027 **DEEDWARR**
06/04/2021 02:07:30 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20210604-0075341

39-B
File #21-1293

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin S. Twyford, unmarried man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey **Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Map Showing Revisions of Lots 7-8-9-10-11-12 of Blk. 4 - Overton Hills Subdivision of record in Plat Book 974, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Haire and Scott W. Shields, both unmarried by deed from Justin S. Tyford and Rachel C. Layburn, both unmarried, as joint tenants with right of survivorship of record in Instrument No. 20030527-0071373 Register's Office for Davidson County, Tennessee, dated May 23, 2003 and recorded on May 27, 2003.

Being the same property conveyed to Justin S. Twyford and wife, Rachel C. Twyford by deed from Justin S Twyford and wife, Rachel C. Layburn Twyford of record in Instrument No. 20130709-0071037 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 09, 2013.

Being the same property conveyed to Justin S. Twyford, unmarried by Quitclaim deed from Rachel C. Twyford of record in Instrument No. 20150519-0045963 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 19, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4210 Farrar Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Stephen Church, **8GCO Revocable Living Trust** 2209 Crestmoor Rd, Ste 100	New Owner	**131-06-0-004.01**

WITNESS THE EXECUTION HEREOF this 18th day of May, 2021.

Justin S. Twyford

State of Tennessee)
County of Davidson)

On this 18th day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Justin S. Twyford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 800,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of May, 2021.

Notary Public

My Commission Expires: _____

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