THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238741

Karen Johnson Davidson County
Batch# 787924 **DEEDWARR**
01/12/2022 08:45:21 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20220112-0003889

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOVEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Church, Trustee 916 Cadillac Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 132-09-0-084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry R. Briley and Teresa L. Briley, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Church, Trustee of the 8GCO Revocable Living Trust, dated July 21, 2014**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 79.5 feet of Lot No. 38, as shown on the map entitled Oak Hill Subdivision No. 1, of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 38 fronts 79.5 feet on the Northerly margin of Cadillac Avenue (or Drive) and extends back between parallel lines 313.5 feet to a dead line.

Being the same property conveyed to TERRY R. BRILEY AND SPOUSE, TERESA L. BRILEY, by deed from MICHAEL JOYCE AND SPOUSE, SHARON JOYCE, of record in Book 8705, page 949 , dated August 13, 1992 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 132-09-0-084.00.

Matters shown on the Plan of record in Plat Book 547, page 52, said Register's Office.

This is improved property located at 916 Cadillac Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2022.

Terry R. Briley

Teresa L. Briley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry R. Briley and Teresa L. Briley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2022.

Notary Public

My Commission Expires: _____

