Karen Johnson Davidson County
Batch# 795867 DEEDWARR
01/27/2022 08:57:30 AM 2 pgs
Fees: $13.00 Taxes: $12,395.00
20220127-0009716

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138624**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,350,000.00. Affiant Subscribed and sworn to before me, this 18th day of January, 2022. Notary Public My Commission Expires: 2/19/24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

WARRANTY DEED

Address New Owner: Bill Ringer, Trustee Lewisburg Trust 1204 Suncast Lane, Suite 2 El Dorado Hills, CA 95762	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-05-0-038.00

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, **Stephen Church, Trustee of The 8GCO Revocable Living Trust u/a/d July 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bill D. Ringer, Trustee of The Lewisburg Trust dated February 9, 2017**, ("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 Lot(s) 46, as shown on the map entitled Brookhaven Estates, of record in Plat Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH that portion of abandoned Overton Avenue which abuts said Lot 46, as set out in Ordinance No. 77, which was recorded in Book 4167, page 275 and as stated in Notice of record in Book 4194, page 232, said Register's Office.

Being the same property conveyed to STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014, by deed from JOAN H. VOLLMER, TRUSTEE OF THE VOLLMER REVOCABLE LIVING TRUST AGREEMENT U/A/D JUNE 10, 1999, of record in Instrument No. 20200204-0012702 , dated January 31, 2020 , 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. 132-05-0-038.00.

Matters shown on the Plan of record in Plat Book 1835, pages 49-51, said Register's Office.

This is improved property located at 4112 Crestridge Drive 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 18th day of January, 2022.

The 8GCO Revocable Living Trust u/a/d July 21, 2014

By: Stephen Church, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Church, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 8GCO Revocable Living Trust u/a/d July 21, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2022.

Notary Public

My Commission Expires: 7/9/22

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 18, 2022.

Lisa Allard, Affiant January 18, 2022

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 18, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024