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

Karen Johnson Davidson County
Batch# 820332 **DEEDWARR**
03/11/2022 11:37:22 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220311-0028691



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this _____ day of March, 2022.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014	**New Owner**	**118-14-0-081.00**
2209 Crestmoor Road, Suite 100		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John Walker and Lin B. Walker, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

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

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Being Lot No. 88 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, and described as follows: Beginning in the southerly margin of Winston Place, the common corner of Lots Nos. 87 & 88; thence with the line between said lots, southerly 70 feet to a point; thence easterly 205.4 feet, 211.1 feet plat, to the westerly margin of the Rainbow Place, formerly Shirley Place; thence with the margin of the same northwesterly 58.1 feet to a point, the beginning of a curve; thence around said curve in a westerly direction 47 feet to a point in the southerly margin of Winston Place; thence with the margin of the same southwesterly 175.4 feet to the point of beginning.

TRACT II: A 35 foot strip of land extending along the northerly border of Lot No. 88 on the Map of Marengo Park, recorded in Book 1130, page 2, Register's Office for Davidson County,

Tennessee, which strip of land is a portion of the 50 foot right-of-way designated on said Map as Winston Place and later abandoned by the City of Oak Hill.

Being the same property conveyed to Lin Berkowitz, unmarried by Warranty deed from Mark A. Funkhouser and wife, Gloria Squitiro of record in Book 7590, page 862, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Walker and Lin B. Walker, husband and wife by Quit Claim deed from Lin Berkowitz, now known as Lin B. Walker of record as Instrument No. 20030530-0073204, Register's Office for Davidson County, Tennessee.

This is improved property known as **3601 Rainbow Place, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9 day of March, 2022.

John Walker

Lin B. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Walker and Lin B. Walker, the bargainor(s), with whom I am personally acquainted (or 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9 day of March, 2022.

Notary Public
My Commission Expires: 8-20-2023

LTC File No. 22-000581-528

