Karen Johnson Davidson County
Batch# 866378 DEEDWARR
06/02/2022 12:24:01 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220602-0063821

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

T-TAG-22-3615

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 THE ___ DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Church, Trustee of the 8GCO Revocable Living Trust, dated July 21, 2014.	**New Owner**	
(NAME) 2209 Crestmoor Rd, Ste 100	(NAME) **2209 Crestmoor Road, Suite 100**	**118-14-0-075.00**
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH B. DAWKINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST, DATED JULY 21, 2014.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 35 feet rear of Lot No. 29 and the North 37 feet 7 1/2 inches front and 29 feet rear of Lot No. 30 on the Map of Marengo Park, Section "C" of record in Plat Book 1130, page 21, Register's Office for Davidson County, Tennessee.

Said parts of said lets adjoin and front together 72 feet 7 inches on the Westerly side of Rainbow Road and runs back between lines, 215.3 feet, more or less, on the North line of said part of Lot No. 29 and 222.2 feet, more or less, on the South line of said part of Lot No. 30, to a dead line in the rear on which they measure 60 feet 7 1/2 inches.

Being the same property conveyed to Sarah B. Dawkins, unmarried by Quitclaim deed from Peter R. Dawkins and wife, Susan L. Dawkins of record in Instrument No. 20101122-0093596 Register's Office for Davidson County, Tennessee, dated November 15, 2010 and recorded on November 22, 2010.

Further being the same property conveyed to Sarah B. Dawkins, unmarried, and Peter R. Dawkins and wife, Susan L. Dawkins by Warranty deed from Donald V. Jones and wife, Kim A. Trusty-Jones of record in Instrument No. 20020212-0018536 Register's Office for Davidson County, Tennessee, dated January 30, 2002 and recorded on February 12, 2002.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 21, as amended in Book 6047, Page 936, Register's Office for Davidson County, Tennessee.
- Abandonment of Easement of record in Book 6950, Page 791, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3615 Rainbow Place, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF MAY, 2022.

Sarah B. Dawkins by Josh Anderson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH B. DAWKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH B. DAWKINS.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212