THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741825**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2022. Notary Public My Commission Expires

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

Karen Johnson Davidson County
Batch# 910677 DEEDWARR
08/31/2022 10:46:52 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20220831-0098183

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Church, Trustee 2209 Crestmoor Road Suite 100 Nashville, TN 37215	New Owner	Tax Parcel ID No. 118-14-0-080.00

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, **Keiko Nakajima, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Church, Trustee of the 8GCO Revocable Living Trust, dated July 14, 2014** , ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 and the north 17.5 feet front and 15.5 feet rear of Lot No. 24 on the Map of Marengo Park, Section "C", as of record in Book 1130, Page 21, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 89.5 feet on the west side of Rainbow Place and run back between lines 211.1 feet on the north line of Lot No. 23 and 216.8 feet, more or less, on the south line of part of Lot No. 24, to a dead line and measures 85.5 feet thereon.

Being the same property conveyed to KEIKO NAKAJIMA, by deed from TODD H. BOATMAN AND WIFE, MARY N. BOATMAN, of record in Instrument No. 20030822-0122341 , dated August 8, 2003 , 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 2022 and subsequent years for Map-Par. 118-14-0-080.00.

Matters shown on the Plan of record in Plat Book 1130, page 21, said Register's Office.

This is improved property located at 3603 Rainbow Place 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 30th day of August, 2022.

Keiko Nakajima

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keiko Nakajima, 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 30th day of August, 2022.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____