THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741888**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me, this 31st 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# 911598 DEEDWARR
09/01/2022 10:36:12 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20220901-0098638

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. 131-15-0-026.00

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, **Joseph John Blank, III, unmarried, and Margaret B. Boyd and Patrick S. Boyd, Wife and Husband, as joint tenants with the right of survivorship** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Stephen Church, as 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 Lot(s) 12, as shown on the map entitled Harpeth Acres, Section 1, of record in Plat Book 1424, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPH JOHN BLANK, III, by deed from R. DOUGLAS MEFFORD AND WIFE, LISA J. MEFFORD, of record in Book 9914, page 640 , dated January 10, 1996 , said Register's Office.

JOSEPH JOHN BLANK, III conveyed his interest to JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK, 57% UNDIVIDED INTEREST AND JOSEPH JOHN BLANK, III, A 43% UNDIVIDED INTEREST, WITH RIGHT OF SURVIVORSHIP, "BETWEEN THE GRANTEES HEREIN ONLY", by quitclaim deed of record in Book 10150, page 859, dated August 7, 1996, said Register's Office.

JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK AND JOSEPH JOHN BLANK, III conveyed their interest to JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK, A 57% UNDIVIDED INTEREST, JOSEPH JOHN BLANK III, A 21.5% UNDIVIDED INTEREST and MARGARET B. BOYD and PATRICK S. BOYD, WIFE AND HUSBAND , A 21.5% UNDIVIDED INTEREST, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by quitclaim deed of record in Book 10347, page 588, dated February 10, 1997, 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.

Matters shown on the Plan of record in Plat Book 1424, page 140, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 488, said Register's Office.

This is improved property located at 4807 Granny White Pike Nashville TN 37220

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 31st day of August, 2022.

Joseph John Blank, III

Margaret B. Boyd

Patrick S. Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph John Blank, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2022.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret B. Boyd and Patrick S. Boyd, 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 31st day of August, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024