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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 926640 **DEEDWARR**
10/06/2022 10:31:53 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00

20221006-0110245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014	Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014	131-16-0-053.00
(NAME)	(NAME)	
2209 Crestmoor Road, Suite 100	2209 Crestmoor Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Q. DeWayne Baskette and Betty M. Baskette, husband and wife**, hereinafter called the GRANTOR(S), has/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(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Gateway Acres Second Addition, of record in Plat Book 1424, page 83, 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 Q. DEWAYNE BASKETTE AND WIFE, BETTY M. BASKETTE, by deed from LOUELLA W. THWEATT, of record in Book 4919, page 419, dated June 2, 1975, said Register's Office.

Q. DEWAYNE BASKETTE conveyed his interest to BETTY M. BASKETTE by quitclaim deed of record in Book 5665, page 16, dated October 14, 1980, said Register's Office.

BETTY M. BASKETTE conveyed her interest to Q. DEWAYNE BASKETTE and BETTY M. BASKETTE, HUSBAND AND WIFE, by quitclaim deed of record in 20220823-0095304, dated August 23, 2022, said Register's Office.

This conveyance is subject to:

Matters shown on the Plan of record in Plat Book 1424, page 83, said Register's Office.
Terms, conditions, restrictions, easements and agreements as set out in deed of record in Book 1627, page 210, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1003 Grassland Lane, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Effective the 5 day of October, 2022.

Q. DeWayne Baskette

Q. DeWayne Baskette

Betty M. Baskette

Betty M. Baskette

STATE OF TENNESSEE

COUNTY OF Williamson

On this 5 day of Octh, 20 22, before me personally appeared Q. DeWayne Baskette and Betty M. Baskette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett, Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027