WARRANTY DEED

Karen Johnson Davidson County
Batch# 936826 DEEDWARR
11/02/2022 09:55:20 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20221102-0118233

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00.

Affiant

Subscribed and sworn to me on 11/01/22.

NOTARY PUBLIC

My Commission Expires:

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

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

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephen Church, Trustee 3607 Rainbow Place Nashville, TN 37204	2209 Crestmoor Road Suite 100 Nashville, TN 37215	118 14 0 078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Benjamin King and wife, Heather B. King, hereinafter called **"GRANTORS,"** 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 **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being all of Lot No. 26 and the southerly 37 feet front and 39.8 feet rear of Lot No. 25 and the northerly 6 inch front and 9 inch rear of Lot No. 27 on the Plan of Marengo Park, Section "C" as of record in Book I 130, Page 21, Register's Office for said County.
>
> Said Lot No. 26 and parts of Lots Nos. 25 and 27 front together 109.5 feet on the westerly side of Rainbow Road and run back 213.25 feet, more or less, on the northerly line and 201 feet, more or less, on the southerly line to a dead line, measuring 105.5 feet thereon.
>
> Being the same property conveyed to Benjamin King, unmarried, by Warranty Deed from William H. King, dated September 11, 2017 and recorded September 12, 2017, of record in Instrument No. 20170912-0093240, Register's Office for Davidson County, Tennessee.
>
> Benjamin King has since married. Heather B. King, spouse of Benjamin King, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Benjamin King.
>
> This is improved property known as 3607 Rainbow Place, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

Witness our hands on 11/01/22.

Benjamin King

Heather B. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/01/22, before me personally appeared Benjamin King and Heather B. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/01/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY