THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
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WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The G&C Ventures Trust 1741 Swansons Ridge Drive Franklin, TN 37064	Same	Map-Parcel Numbers: 161-11-0-038.00

KNOW ALL MEN BY THESE PRESENTS that STEPHEN T. NEIL and WHITNEY M. NEIL, husband and wife, hereinafter "Grantors", hereby transfer and convey unto the Trustees of THE G&C VENTURES TRUST u/t/a dated August 12, 2022, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Huntington Park, Section Three, of record in Plat Book 4460, Page 68, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen T. Neil and Whitney M. Neil, husband and wife, by Quitclaim Deed from Stephen Neil, in Instrument No. 20110909-0070220, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 14 day of December 2022.

GRANTORS:

Stephen T. Neil

Whitney M. Neil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Stephen T. Neil and Whitney M. Neil, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of DECEMBER 2022.

Notary Public

My Commission Expires: 5/9/2023

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan Burns do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 14, 2022 (date of document).

J.B.

Affiant Signature

12/20/22

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of December, 2022

Michelle Gooden

Notary's Signature

My Commission Expires: 9/7/26.

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026