THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243184

Karen Johnson Davidson County
Batch# 958007 DEEDWARR
01/05/2023 09:33:45 AM 2 pgs
Fees: $13.00 Taxes: $22,662.50
20230105-0000867

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $6,125,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1025 Tyne Boulevard Trust 1025 Tyne Blvd Nashville TN 37220	New Owner	Tax Parcel ID No. 145 04 0 021.00

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, **Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1025 Tyne Boulevard Trust dated January 4, 2023** ("Grantee"), its 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 No. 1 on the plan of Lealand Manor, 1st Addition, described according to a survey made by William A. Pitts, Surveyor, January, 1948, as follows:

Beginning at a concrete monument with a bronze cap in the Southerly margin of Tyne Blvd. at 66' R.O.W., said point being a common corner of Lots 1 and 10 in the Lealand Manor subdivision, 1st Addition, said point also being the Easterly end of a circular curve having a centerline radius of 4,566'; thence with the Southerly margin of Tyne Blvd. S. 87° 27 minutes E. 46.7' to a concrete monument with a bronze cap, said point being the Westerly end of a circular curve having a centerline radius: of 7421.76'; thence continuing with the Southerly margin of Tyne Blvd. and with the arc of a curve to the right having a radius of 7,388.76'- 151.3', in all 200' to an iron pin, the same being the common corner of Lots 1 and 2 in the plan of Lealand Manor, 1st Addition; thence with the common line between Lots 1 and 2 S. 3° 20 minutes W. 440 to a concrete monument with a bronze cap, said point being N. 83° 13 minutes W. 200' from the common corner of Lots 2 and 3 in the plan of Lealand Manor, 2nd Addition; thence with the common line between Lot 1 in Lealand Manor, 1st Addition and Lot 3, Lealand Manor, 2nd Addition S. 35° 13 minutes W. 189.7' to a concrete monument with a bronze cap; thence continuing S. 85° 28 minutes W. 100.5' to a concrete monument with a bronze cap in the Easterly boundary of the J. P. Davis tract; thence with the common line between the J. P. Davis tract and Lot 1 N. 3° 09 minutes E. 306.6' to a concrete monument with a bronze cap, the same being a common corner with the J.P. Davis tract, Lot 1 and Lot 10 in Lealand Manor, 1st Addition; thence with the common line between Lots 1 and 10, Lealand Manor, 1st Addition N. 3° 27 minutes E. 307' to the point of beginning, containing 2.60 acres be the same more or less.

Being the same property conveyed to Stephen Church, Trustee of The 8GCO Revocable Living Trust dated July 21, 2014, by Warranty Deed from Judith L. Overton formerly Judith B. Akin, married, of record in Instrument No. 20210108-0003885, in the Register's Office of Davidson County, Tennessee, dated January 07, 2021 and recorded on January 08, 2021.

Being the same property conveyed to Judith B. Akin, by Quitclaim Deed from Gordon C. Akin, of record in Instrument No. 20100422-0030358, in the Register's Office of Davidson County, Tennessee, dated March 16, 2010 and recorded on April 22, 2010.

Being the same property conveyed to Gordon C. Akin and wife, Judith B. Akin, by Warranty Deed from William T. Baker and wife, Martha E. Meyer Baker, of record in Book 8966, Page 30, in the Register's Office of Davidson County, Tennessee, dated May 28, 1993 and recorded June 01, 1993.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1025 Tyne Blvd 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 4th day of January, 2023.

The 8GCO Revocable Living Trust dated July 21, 2014

By: Stephen Church, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Church, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 8GCO Revocable Living Trust u/a/d July 21, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of January, 2023.

Notary Public

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

My Commission Expires: _____