Karen Johnson Davidson County
Batch# 1023068 DEEDWARR
07/06/2023 10 02 18 AM 2 pgs
Fees $13 00 Taxes $5,642 50
20230706-0051599

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

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

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63191
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Church, Trustee 8GCO Revocable Living Trust u/a/d July 21, 2014 2209 Crestmoor Rd Suite 100 Nashville, TN 37215	**Stephen Church, Trustee** **8GCO Revocable Living Trust u/a/d July 21, 2014** **2209 Crestmoor Rd.** **Suite 100** **Nashville, TN 37215**

TAX MAP PARCEL NUMBERS: 13213004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. Crow, Jr., Executor of The Estate of Marilyn J. Crow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Church, Trustee of the 8GCO Revocable Living Trust u/a/d July 21, 2014** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No 6 on the Plan of Oak Hill Valley of record in Book 1835, pages 15 and 16, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Marilyn J Johnson, a widow by Warranty deed from James Douglas Cone and John Michael Cone, Executors under the Will of Elizabeth C. Uhlian, with full power to convey, dated March 27, 1985 and recorded on March 29, 1985 of record in Book 6521, page 978, Register's Office for Davidson County, Tennessee The said Marilyn J Johnson now known as, Marilyn J Johnson Crow has since died The Last Will and Testament of Marilyn J Crow of record in Case No. 23P909, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division appointed the said William R Crow, Jr , as Executor, under said will.

Description Reference Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate, of record in Book 1835, pages 15 and 16, said Register's Office, which Plan shows a 75, foot minimum building setback line from Oak Valley Lane, and a 15 foot easement for public utility and bridle path purposes along the rear line of said lot.

This is improved property, known as 931 Oak Valley Lane, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of July, 2023.

The Estate of Marilyn J. Crow
By: William R. Crow Jr. Executor
William R. Crow, Jr., Executor

State of Tennessee

County of Davidson

On this 5th day of July, 2023, before me the undersigned authority, personally appeared **William R. Crow, Jr., Executor of The Estate of Marilyn J. Crow,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,525,000 00.

Affiant

Sworn and subscribed before me this 5 day of July, 2023.

Notary

My Commission Expires: _____

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