THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 1023587 DEEDWARR
07/07/2023 09 53 41 AM 5 pgs
Fees $28 00 Taxes $7,215 00

20230707-0051955

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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 5th day of ~~June~~ July 2023.

Notary Public
My Commission Expires:

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Stephen Church, Trustee 8GCO Revocable Living Trust Dated July 21, 2014 2209 Crestmoor Rd, Ste 100 Nashville, TN 37215	Stephen Church, Trustee 8GCO Revocable Living Trust Dated July 21, 2014 2209 Crestmoor Road, Suite 100 Nashville, TN 37215	131-16-0-060.00

ESTATE WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

READY DAVIS BATEMAN and JAMES J. DAVIS, JR., Co-Personal Representatives of the Estate of Martha C. Davis

(herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto

STEPHEN CHURCH, Trustee of the 8GCO Revocable Living Trust Dated July 21, 2014,

(herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 1010 Gateway Lane, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever, and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference Grantor does further covenant and bind itself, it's heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of June 2023.

Estate of Martha C. Davis

Ready Davis Bateman

READY DAVIS BATEMAN, Co-Personal Representative of the Estate of Martha C. Davis

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, READY DAVIS BATEMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the court appointed Co-Personal Representative of the Estate of Martha C Davis, the within named bargainor, and that she as such Co-Personal Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of June 2023

Notary Public

My Commission Expires: 06/26/2023

JANET D MEZGER
Notary ID #130275593
My Commission Expires
June 26, 2023

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 day of June 2023.

Estate of Martha C. Davis

JAMES J. DAVIS, JR., Co-Personal Representative of the Estate of Martha C. Davis

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES J. DAVIS, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the court appointed Co-Personal Representative of the Estate of Martha C. Davis, the within named bargainor, and that he as such Co-Personal Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 27th day of June 2023.

SANDRA TOMLINSON
Notary Public, State of Oklahoma
Commission # 13002516
My Commission Expires 03-14-2025

Sandra Tomlinson
Notary Public

My Commission Expires: 3-14-2025

EXHIBIT "A"
(to Estate Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Plan of Gateway Acres, 2nd 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 James J. Davis and wife, Martha C. Davis, by deed from J. E. Moss and wife, Dorothy Hill Moss, dated May 3, 1962, of record in Book 3375, page 337, said Register's Office.

James J. Davis aka James Joseph Davis, Sr. died on or about January 11, 2006, leaving Martha C. Davis as the surviving tenant by the entirety.

Martha C. Davis aka Martha Crowe Davis died testate on or about March 29, 2022. Pursuant to the terms of her Will of record in Case No. 22P-697 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Property is to be administered as part of the probate estate.

EXHIBIT "B"
(to Estate Warranty Deed)

Exceptions

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 right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2023 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 1424, page 83, said Register's Office.