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

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

CRT File No. 230344029

Karen Johnson Davidson County
Batch# 1032956 **DEEDWARR**
08/01/2023 11 06:57 AM 2 pgs
Fees $13 00 Taxes $12,107 64

20230801-0059261

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,272,334.08.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Johnston and Alyssa Rosenheck 916 Cadillac Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 132 09 0 084.00

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, **8GCO Revocable Living Trust, dated July 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Johnston and Alyssa Rosenheck, husband and wife**, ("Grantees"), 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 the Easterly 79.5 feet of Lot No. 38, as shown on the map entitled Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 38 fronts 79.5 feet on the Northerly margin of Cadillac Avenue (or Drive) and extends back between parallel lines 313.5 feet to a dead line.

Being the same property conveyed to Stephen Church, Trustee of the 8GCO Revocable Living Trust, dated July 21, 2014, by Warranty Deed from Terry R. Briley and Teresa L. Briley, Husband and Wife, of record in Instrument No. 20220112-0003889, in the Register's Office of Davidson County, Tennessee, dated January 05, 2022 and recorded on January 12, 2022.

Being the same property conveyed to Terry R. Briley and spouse, Teresa L. Briley, by Warranty Deed from Michael Joyce and spouse, Sharon Joyce, of record in Book 8705, Page 949, in the Register's Office of Davidson County, Tennessee, dated August 13, 1992 and recorded on August 19, 1992.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52.

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

This is improved property located at 916 Cadillac Avenue Nashville TN 37204

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 28th day of July, 2023.

The 8GCO Revocable Living Trust

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 28th day of July, 2023.

Notary Public

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