THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645004** Karen Johnson Davidson County Batch# 1033044 **DEEDWARR** 08/01/2023 02 22 00 PM 2 pgs Fees. $13 00 Taxes $9,194.50 20230801-0059377	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,485,000 00 Affiant Subscribed and sworn to before me, this 31st day of July, 2023 Notary Public My Commission Expires:

SANDRA DENISE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner. Thomas James Keefe and Amy McCubbin Keefe 923 Sutton Hill Road Nashville TN 37204	Send Tax Bills To ~~New Owner~~ Steadfast Mortgage 1036 Strauman Dr. Ste 4 Whitehouse TN 37188	Tax Information: Tax Parcel ID No 118-09-0-151 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 Trust dated July 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas James Keefe and Amy McCubbin Keefe, husband and wife**, ("Grantees"), their 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(s) 48, as shown on the map entitled Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, page 67, 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 STEPHEN CHURCH, TRUSTEE OF THE 8GCO TRUST DATED JULY 21, 2014, by deed from MARTHA ANN SMITH, UNMARRIED, of record in Instrument No. 20210408-0047003, dated April 7, 2021, said Register's Office. The 8GCO Trust dated July 21, 2014 and The 8GCO Revocable Living Trust dated July 21, 2014 being one and the same.

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

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-09-0-151.00.

Matters shown on the Plan of record in Plat Book 974, page 67, said Register's Office.

This is improved property located at 923 Sutton Hill Road 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 31st day of July, 2023

The 8GCO Trust dated July 21, 2014

Stephen Church Trustee

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 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 31st day of July, 2023

Kate Rosenthal

Notary Public

My Commission Expires: _____

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