Prepared by:
Chapman & 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. 230945923

Karen Johnson Davidson County
Batch# 1076426 DEEDWARR
11/29/2023 11:45:09 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20231129-0092084

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00

Affiant

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

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The 8GCO Revocable Living Trust, dated July 21, 2014 2209 Crestmoor Road Suite 100 Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-03-0-180.00

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, **Karen Dawn Brown and Gina Diane Hurt, Successor Co-Trustees of The Imelda Josephine Everhart Living Trust, dated December 18, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Church, Trustee of the 8GCO Revocable Living Trust, dated July 21, 2014**, ("Grantee"), his 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) 36, as shown on the map entitled Neil Hunt Subdivision, of record in Plat Book 974, page 19, 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 CALVIN H. EVERHART AND WIFE, IMELDA R. EVERHART, by deed from RALPH H. THURMAN AND WIFE, MILDRED THURMAN, of record in Book 3987, page 161 , dated February 8, 1966 , said Register's Office.

CALVIN H. EVERHART died on or about January 11, 2012, leaving IMELDA R. EVERHART, as the surviving tenant by the entirety. (See Affidavit of Heirship of record in Instrument No. 20180104-0001445, said Register's Office.

IMELDA R. EVERHART conveyed her interest to IMELDA JOSEPHINE EVERHART, AS TRUSTEE FOR THE IMELDA JOSEPHINE EVERHART LIVING TRUST, DATED DECEMBER 18, 2017 , by quitclaim deed of record as Instrument No. 20180104-0001446, dated December 18, 2017, said Register's Office.

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. 131-03-0-180.00.

Matters shown on the Plan of record in Plst Book 974, page 19, said Register's Office.

This is improved property located at 1707 Warfield Drive Nashville TN 37215

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 November, 2023.

The Imelda Josephine Everhart Living Trust, dated December 18, 2017

By: Karen Dawn Brown, Successor Co-Trustee

By: Gina Diane Hurt, Successor Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Dawn Brown and Gina Diane Hurt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Co-Trustees of The Imelda Josephine Everhart Living Trust, dated December 18, 2017, 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 November, 2023.

Notary Public

My Commission Expires: _____

