THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246908** Karen Johnson Davidson County Batch # 1111921 DEEDWARR 03/18/2024 09:37:05 AM 2 pgs Fees: $13.00 Taxes: $10,171.30 20240318-0018372	Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,749,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2024. 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: Genell Anderson Bartel 3601 Rainbow Place Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-14-0-081.00

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 Revocable Living Trust dated July 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Genell Anderson Bartel**, ("Grantee"), her 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) 88, as shown on the map entitled Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH a 35 foot strip of land extending along the northerly border of Lot No. 88 on the map of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, which strip of land is a portion of the 50 foot right of way designated on said map as Winston Place and later abandoned by the City of Oak Hill by Ordinance No. 68 of record in Book 3813, page 188, said Register's Office.

Being the same property conveyed to STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014, by deed from JOHN WALKER AND LIN B. WALKER, HUSBAND AND WIFE, of record in Instrument No. 20220311-0028691, dated March 9, 2022, 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 2024 and subsequent years for Map-Par. 118-14-0-081.00.

Matters shown on the Plan of record in Plat Book 1130, page 2, said Register's Office.

This is improved property located at 3601 Rainbow Place 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 14th day of March, 2024.

The 8GCO Revocable Living Trust dated July 21, 2014

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 14th day of March, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____