THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447606** Karen Johnson Davidson County Batch# 1148096 DEEDWARR 06/17/2024 12:32:30 PM 3 pgs Fees: $18.00 Taxes: $9,246.30 20240617-0045278	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,499,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2024. Notary Public My Commission Expires: 6/3/25 JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Braeden Rountree and Rachelle Rountree 3615 Rainbow Place Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-14-0-075.00

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 **Braeden Rountree and Rachelle Rountree, 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 the south 35 feet rear of Lot No. 29 and the North 37 feet 7 1/2 inches front and 29 feet rear of Lot No. 30 on the Map of Marengo Park, Section "C" of record in Book 1130, page 21, Register's Office for said County.

Said parts of said lots adjoin and front together 72 feet 7 inches on the westerly side of Rainbow Road and runs back between lines, 215.3 feet, more or less, on the north line of said part of Lot No. 29 and 222.2 feet, more or less, on the south line of said part of Lot No. 30, to a dead line in the rear on which they measure 60 feet 7 1/2 inches.

Being the same property conveyed to STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST, DATED JULY 21, 2014, by deed from SARAH B. DAWKINS, of record in Instrument No. 20220602-0063821, dated May 27, 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. 118-14-0-075.00.

Matters shown on the Plan of record in Plat Book 1130, page 21, said Register's Office.

This is improved property located at 3615 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 June, 2024.

The 8GCO Revocable Living Trust, dated July 21, 2014

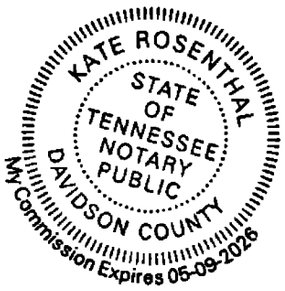
By: Stephen Church, Trustee

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 June, 2024.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Kaye Clark, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 14 2024.

Affiant Signature

6-14-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of June, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026