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. 240246781

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $735,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2024.

Notary Public
My Commission Ex

Karen Johnson
Batch # 1179103
09/09/2024 09:46:59 AM
Fees: $13.00 Taxes: $2,719.50

Davidson County
DEEDWARR
2 pgs

20240909-0069091

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Church, Trustee 2209 Crestmoor Rd, Ste 100 Nashville, TN 37215	New Owner	Tax Parcel ID No. 118-14-0-088.00

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, **Charles Moody Barker, married** ("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,** ("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 Lot(s) 9, as shown on the map entitled Longview Manor Sections One & Two, of record in Plat Book 1424, page 127, 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 FORREST W. BARKER and wife, OLIVE N. BARKER, by deed from L. B. JONES AND WIFE, ROBBYE R. JONES, of record in Book 1911, page 219, dated November 15, 1950, said Register's Office.

OLIVE N. BARKER died on or about March 22, 1990, leaving FORREST W. BARKER as the surviving tenant by the entirety.

FORREST W. BARKER died on or about June 15, 1994. Upon his death the subject property passed to his only heir, his son, CHARLES MOODY BARKER, as evidenced by Affidavit of Heirship of record in Instrument No. 20240909-0069090, said Register's Office.

Said property was never the marital residence of Grantor.

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. 118-14-0-088.00.

Matters shown on the Plan of record in Plat Book 1424, page 127, said Register's Office.

This is improved property located at 3608 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 5th day of September, 2024.

Charles M. Barker
Charles Moody Barker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Moody Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2024.

Notary Public

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

My Commission Expires: _____