Prepared by:
and Return To:
Rosenthal Title, Inc
Blvd., Suite 130

WARRANTY DEED

Karen Johnson
Batch # 1182380
09/17/2024 09:49:09 AM
Fees: $13.00 Taxes: $2,719.50

Davidson County
DEEDWARR
2 pgs

20240917-0071800

File #24-PA-4118-P

(SEAL)
SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 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 THE 16 DAY OF September 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Church, Trustee of 8GCO Revocable Living Trust dated July 21, 2014	**New Owner**	
(NAME)	(NAME)	
2209 Crestmoor Road, Suite 100	NEW OWNER	**131 03 0 135.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SAMUEL LEVI DEW, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEPHEN CHURCH, TRUSTEE OF 8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of GREEN HILLS SUBDIVISION NO. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Levi Dew, by Quit Claim Deed from Gregory D. Dew and Kelley G. Dew, Trustees of the Dew Revocable Living Trust, dated November 11, 2019, of record in Instrument No. 20211230-0171735, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021, and recorded on December 30, 2021.

Being the same property conveyed to Gregory D. Dew and Kelley G. Dew, Trustees of the Dew Revocable Living Trust, dated November 11, 2019, by Warranty Deed from Greg Dew and Kelley Dew, husband and wife, of record in Instrument No. 20191203-0124060, in the Register's Office of Davidson County, Tennessee, dated November 11, 2019, and recorded on December 03, 2019.

Being the same property conveyed to Greg Dew and Kelley Dew, husband and wife, by Warranty Deed from Daniel Caldwell Lucas, Jr. and Carolyn Platt Lucas, husband and wife, of record in Instrument No. 20180507-0043325, in the Register's Office of Davidson County, Tennessee, dated April 30, 2018, and recorded on May 07, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN HILLS SUBDIVISION NO. 2, as recorded in Plat Book 547, Page(s) 139.
* Any and all existing easements and restrictions as shown of record not stated herein

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16 day of September, 2024.

Samuel Levi Dew

Dallas Mattern Dew AKA Dallas Marie Mattern

AKA Dallas Marie Mattern

***DALLAS MATTERN DEW**, spouse of **SAMUEL LEVI DEW**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **DALLAS MATTERN DEW** may have in the above-described real property.*

AKA Dallas Marie Mattern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of September, 2024, before me personally appeared Samuel Levi Dew, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of September, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

M.P.

On this 12th day of September, 2024, before me personally appeared Dallas Mattern Dew AKA Dallas Marie Mattern to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2024.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026