THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848613**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,975,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2024. Notary Public My Commission Expires: 12-21-2024

LYNN J. BABCOCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1213834 DEEDWARR
12/10/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $11,007.50
20241210-0095941

WARRANTY DEED

Address New Owner: Jeffrey Horn 4807 Granny White Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-15-0-026.00

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 **Jeffrey Horn, unmarried man**, ("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 12, as shown on the map entitled Harpeth Acres Section I, of record in Plat Book 1424, page 140, 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 STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014, by deed from JOSEPH JOHN BLANK, III AND MARGARET B. BOYD AND PATRICK S. BOYD, WIFE AND HUSBAND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, of record in Instrument No. 20220901-0098638, dated August 31, 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. 131-15-0-026.00.

Matters shown on the Plan of record in Plat Book 1424, page 140, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 488, said Register's Office.

This is improved property located at 4807 Granny White Pike Nashville TN 37220

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 6th day of December, 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 6th day of December, 2024.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 December 9, 2024.

Affiant

Date: 12/09/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 9th day of December, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY