WARRANTY DEED

Karen Johnson
Batch # 1240207
02/24/2025 11 26 45 AM
Fees $13 00 Taxes $3,052 50
20250224-0013470

Davidson County
DEEDWARR
2 pgs

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014	New Owner	
(NAME)	(NAME)	132 01 0 068.00
2209 Crestmoor Rd, Ste 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AUBREY B. HARWELL, JR. TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 144 on the Map of ROLLING MEADOWS of record in Plat Book 1424, Pages 98 and 99 in the Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete and accurate description.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee, by Quitclaim Deed from Aubrey B. Harwell, Jr., of record in Instrument No. 20030808-0113391, in the Register's Office of Davidson County, Tennessee, dated August 06, 2003 and recorded on August 08, 2003.

Being the same property conveyed to Aubrey B. Harwell, Jr., by Warranty Deed from James A. Crutchfield, Executor of The Estate of James B. Carson, and Glenda Kaye Richey a/k/a Glenda R. Richey and Cindy Dianne Russell, Individually, of record in Instrument No. 20020909-0109221, in the Register's Office of Davidson County, Tennessee, dated August 29, 2002 and recorded on September 09, 2002.

Stephen C. Sexton herein signed as Attorney in fact for Aubrey B. Harwell, Jr. as Trustee and individually. Said Power of Attorney is of record Instrument No. 20250210-0009802 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-54

unimproved
This is improved x property, known as 903 Buford Place, Nashville, TN 37204
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of February, 2025

Aubrey B. Harwell, Jr Trustee
by Stephen C Sexton Atty in Fact

AUBREY B HARWELL, JR TRUSTEE AND INDIVIDUALLY

BY STEPHEN C SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B Harwell, Jr., as Trustee and Individually and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., as Trustee and Individually

Witness my hand and official seal this 20th day of February, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27