THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848491

Karen Johnson
Batch # 1254002
03/31/2025 09 55 13 AM
Fees $13 00 Taxes $10,360 00

Davidson County
DEEDWARR
2 pgs

20250331-0023906

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,800,000 00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2025

Notary Public
My Commission Expires 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
3607 Rainbow Place Trust u/a/d January 7, 2025 3607 Rainbow Place Nashville TN 37204	New Owner	Tax Parcel ID No 118-14-0-078.00

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 **3607 Rainbow Place Trust u/a/d January 7, 2025**, ("Grantee"), 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 all of Lot No. 26 and the southerly 37 feet front and 39.8 feet rear of Lot No. 25 and the Northerly 6 inch front and 9 inch rear of Lot No. 27 on the Plan of Marengo Park, Section C, of record in Plat Book 1130, page 21, Register's Office for said County.

Said Lot No. 26 and parts of Lots Nos. 25 and 27 front together 109.5 feet on the westerly side of Rainbow Road and run back 213.25 feet, more or less, on the northerly line and 201 feet, more or less, on the southerly line to a dead line, measuring 105.5 feet thereon.

Being the same property conveyed to STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014, by deed from BENJAMIN KING and wife, HEATHER B. KING, of record in Instrument No. 20221102-0118233, dated November 1, 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 2025 and subsequent years for Map-Par. 118-14-0-078.00.

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

This is improved property located at 3607 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 28th day of March, 2025

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 28th day of March, 2025

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026