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. 241149414

Karen Johnson
Batch # 1256436
04/04/2025 09 56 21 AM
Fees $13 00 Taxes $9,250 00
Davidson County
DEEDWARR
2 pgs
20250404-0025650

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-05-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas J. Strane and Julie Strane 3603 Rainbow Place Nashville TN 37204	New Owner	Tax Parcel ID No. 118 14 0 080.00

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 **Nicholas J. Strane and Julie Strane, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 and the North 17.5 feet front and 15.5 feet rear of Lot No. 24 on the Map of MARENGO PARK, SECTION "C", as of record in Book 1130, Page 21, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 89.5 feet on the West side of Rainbow Place and run back between lines 211.1 feet on the North line of Lot No. 23 and 216.8 feet, more or less, on the South line of part of Lot No. 24, to a dead line and measures 85.5 feet thereon.

Being the same property conveyed to Stephen Church, Trustee of the 8GCO Revocable Living Trust, dated July 14, 2014, by Warranty Deed from Keiko Nakajima, of record in Instrument No. 20220831-0098183, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022, and recorded on August 31, 2022.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARENGO PARK, SECTION "C", as recorded in Plat Book 1130, Page(s) 21.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20241121-0091092.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3603 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.

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

