Prepared by
Record and Return To
[illegible] Suite 120
[illegible], TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1289166
06/24/2025 10 26 49 AM
Fees $13 00 Taxes $3,330 00

20250624-0049564

Davidson County
DEEDWARR
2 pgs

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF June, 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
The 8GCO Revocable Living Trust dated July 21, 2014		
(NAME) 2209 Crestmoor Rd	(NAME) NEW OWNER	131 03 0 186 00
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, **MICHAEL VADEN, TRUSTEE OF THE FRONT & MAIN STREETS TRUST AGREEMENT DATED 04/01/2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **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. 42 on the Plan of NEIL HUNT SUBDIVISION, of record in Plat Book 974, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 75.15 feet on the Northerly margin of Temple Avenue and extends back 225 feet on the Easterly line and 225 feet on the Westerly line to a dead line in the rear measuring 75.15 feet thereon.

Being the same property conveyed to Michael Vaden, Trustee of the Front Main Streets Trust Agreement, by Warranty Deed from John R. Moore, married, of record in Instrument No. 20120430-0036924, in the Register's Office of Davidson County, Tennessee, dated April 27, 2012 and recorded on April 30, 2012.

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.

unimproved
This is improved x property, known as 1704 Temple Avenue, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

MO2025-470

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 June, 2025

THE FRONT & MAIN STREETS TRUST AGREEMENT
DATED 04/01/2012

BY _____, TTE

MICHAEL VADEN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Michael Vaden with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of The Front & Main Streets Trust Agreement dated 04/01/2012, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust

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

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2025-470