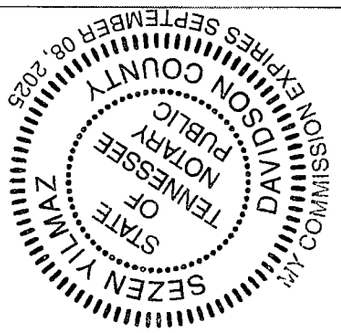
Karen Johnson
Batch # 1293653
07/03/2025 10 03 57 AM
Fees $13 00 Taxes $3,700 00

Davidson County
DEEDWARR
2 pgs

20250703-0052615

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

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

Notary Public

My commission expires·

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows·	Send Tax Bills To	Map/Parcel Numbers.
Stephen Church, Trustee of The 8GCO Revocable Living Trust dated July 21, 2024	NEW OWNER	132-01-0-191 00
4121 Outer Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW THOMPSON AND ERIKA THOMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), 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, 2024**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 62 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George R. Watson and wife, Evelyn F Watson by Warranty Deed from Herschel Greer, Trustee of record in Book 1846, page 465, Register's Office for Davidson County, Tennessee, dated May 01, 1950 and recorded on May 11, 1950.

Being the same property conveyed to Jean Ann Holman Watson by Quitclaim Deed from Grorge R. Watson and wife, Evelyn F. Watson of record in Book 5882, page 489, Register's Office for Davidson County, Tennessee, dated April 21, 1982 and recorded on May 07, 1982.

Affidavit of Heirship is recorded in Instrument No. 20230906-0069763 and 20230906-0069764

Being the same property conveyed to Matthew Thompson and Erika Thompson, husband and wife by Warranty Deed from Melissa Caldwell, married and Priscilla Maxwell, married of record in Instrument No 20240419-0028083 Register's Office for Davidson County, Tennessee, dated April 18, 2024 and recorded on April 19, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4121 Outer Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2025.

Matthew Thompson

Erika Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Thompson and Erika Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON