THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551036** Karen Johnson Davidson County Batch # 1294233 DEEDWARR 07/07/2025 09 13 29 AM 2 pgs Fees $13 00 Taxes $6,475 00 20250707-0053081	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,750,000 00 Affiant Subscribed and sworn to before me, this 2nd day of July, 2025 Notary Public My Commission Expires

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: The 8GCO Revocable Living Trust dated July 21, 2014 2209 Crestmoor Road Suite 100 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No 118-01-0-131.00 118-01-0-130.00

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, **The Shop Trust, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Church, Trustee of The 8GCO Revocable Living Trust dated July 21, 2014**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Parcel 1:
Land in Davidson County, Tennessee, being Lot(s) 127, as shown on the map entitled Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THE SHOP TRUST, LLC, by deed from GINA F. DIXON, of record in Instrument No 20080417-0038822, dated April 15, 2008, said Register's Office.

Parcel 2·
Land in Davidson County, Tennessee, being Lot(s) 128, as shown on the map entitled Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THE SHOP TRUST, LLC, by deed from CYNTHIA CLARK MATTHEWS, of record in Instrument No. 20100419-0029390, dated April 14, 2010, 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 118-01-0-131.00 and 118-01-0-130 00.

Matters shown on the Plan of record in Plat Book 57, page 93, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No 20150227-0017236, said Register's Office

This is improved property located at 1109 & 1111 Montrose Avenue 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 2nd day of July, 2025

The Shop Trust, LLC

Chief Manager

By: Charles A Howell, IV, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Charles A. Howell, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of The Shop Trust, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Chief Manager.

Witness my hand, at office, this 2nd day of July, 2025.

Notary Public

My Commission Expires: _____

