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. 250551007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 30th day of July, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1304161
07/31/2025 01 08 54 PM
Fees $13 00 Taxes $7,400 00
Davidson County
DEEDWARR
2 pgs
20250731-0060750

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
The 8GCO Revocable Living Trust, dated July 21, 2014 2209 Crestmoor Road Suite 100 Nashville, TN 37215	New Owner	Tax Parcel ID No 145-10-0-050.00

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, **Aubrey B. Harwell Jr., Trustee with full power to seller, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary of The Land Trust Agreement dated September 18, 2012** ("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"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the westerly 218 feet front and 222 feet rear of Lots Nos. 2 and 3 on the Plan of J. E. Rucker's Subdivision, not of record According to a survey made by John Wilkes, Civil Engineer, July 3, 1935, said part of Lots Nos 2 and 3 front 218 feet on the northerly side of Otter Creek Road and runs back from the center of said road 450 feet on the westerly line and 450 feet, more or less, on the easterly line to the southerly line of Lot No 1, measuring 222 feet thereon.

Being the same property conveyed to AUBREY B HARWELL, JR , TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY, by deed from OTTER CREEK CHURCH OF CHRIST, A TENNESSEE NON-PROFIT CORPORATION, of record in Instrument No 20121010-0092686, dated October 8, 2012, 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 145-10-0-050.00.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7753, page 489, said Register's Office

This is improved property located at 1212 Otter Creek Road Nashville TN 37215

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 30th day of July, 2025

The Land Trust Agreement dated September 18, 2012

Aubrey B. Harwell Jr Trustee
by Stephen C Sexton Atty in Fact

By: Aubrey B. Harwell Jr., Trustee by Stephen C Sexton, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B Harwell Jr , Trustee of the Land Trust Agreement dated September 18, 2012 and Individually and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr as Trustee of the Lane Trust Agreement dated September 18, 2012 and Individually.

Witness my hand, at office, this 30th day of July, 2025

Notary Public

My Commission Expires: _____

