Prepared by
Record and Return To
Chapman and Rosenthal Title, L
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. 240848682

Karen Johnson
Batch # 1350018
11/24/2025 10 28 57 AM
Fees $13 00 Taxes $23,125 00

Davidson County
DEEDWARR
2 pgs

20251124-0093542

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,250,000 00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2025

Notary Public
My Commission Expires.

WARRANTY DEED

Address New Owner	Send Tax Bills To.	Tax Information
Morgan Davis and Sandra Davis 1010 Gateway Lane Nashville TN 37220	New Owner	Tax Parcel ID No 131-16-0-060 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 **Morgan Davis and Sandra Davis, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Plan of Gateway Acres, 2nd Addition, of record in Plat Book 1424, page 83, 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 STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014, by deed from READY DAVIS BATEMAN AND JAMES J. DAVIS, JR , CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MARTHA C. DAVIS, of record in Instrument No. 20230707-0051955, dated June 26, 2023, 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 131-16-0-060 00

Matters shown on the Plan of record in Plat Book 1424, page 83, said Register's Office

This is improved property located at 1010 Gateway Lane Nashville TN 37220

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 21st day of November, 2025

The 8GCO Revocable Living Trust dated July 21, 2014

Stephen Church, Trustee

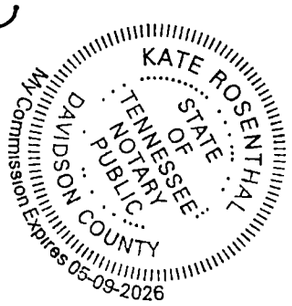
By. Stephen Church, Trustee

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 21st day of November, 2025

Notary Public



My Commission Expires _____