WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 1,600,000.00. Affiant Subscribed and sworn to before me, this the 24th day of March, 2026. Notary Public My commission expires:_____ (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Stephen Church, Trustee of 8GCO Revocable Living Trust dated July 21, 2014	Send Tax Bills To: New Owner	Map-Parcel Numbers 158-03-0-015
2209 Crestmoor Road, Suite 100		Karen Johnson Davidson County Batch # 1397329 DEEDWARR 03/25/2026 10:08:07 AM 2 pgs Fees: $13.00 Taxes: $5,920.00 20260325-0023625
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John T. Cook, Trustee of 2004 Cromwell Revocable Land Trust U/A/D October 15, 2024

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Stephen Church, Trustee of 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. 60 on the Plan of Hillsboro Park, Section II, of rewcord in Plat Book 2331, page(s) 61 and 62, 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 John T. Cook, Trustee of 2004 Cromwell Revocable Land Trust U/A/D October 15, 2024, by Warranty Deed dated October 22, 2024, from Michael Baxter and Diana Baxter. husband and wife, of record in Instrument No. 20241023-0082309, Register's Office for Davidson County, Tennessee.

Property was previously conveyed to Michael Baxter and Diane Baxter, husband and wife, by Warranty Deed dated July 31, 2018, from Edward P. Reed and wife, Roxana Reed, of record in Instrument No. 20180803-0076230, said Register's Office.

THE conveyance of the above-described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 158-03-0-015.

The Plan of record in Plat Book 2331, pages 61 & 62, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved property, known as 2004 Cromwell Drive, Nashville, TN 37215.

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) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 24th day of March, 2026.

By: _____, Trustee
John T. Cook, Trustee of the 2004 Cromwell Revocable Land Trust U/A/D October 15, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared John T. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the 2004 Cromwell Revocable Land Trust U/A/D October 15, 2024, and who further acknowledged that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustee for the said Trust.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2026.

_____
Notary Public

My Commission Expires: 5/8/29

