THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P26-9440-WE

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

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 26 DAY OF March, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1398461 DEEDWARR
03/27/2026 09:37:58 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20260327-0024348

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
8GCO Revocable Living Trust	New Owner	
2109 Crestmoor Rd, Ste 100		**145-05-0-039.00**
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Frank Blair IV and Lauren Blair, husband and wife,

HEREINAFTER CALLED THE GRANTORS, 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, 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 Lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 on the Plan of Vintage Place, as of record in Book 4460, Page 148, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of Vintage Place, said point being the common corner of lots Nos. 23 and 22; thence with a line between said two lots, Southwestwardly 331.85 feet to a point; thence North 86 degrees 02 minutes West 316.31 feet to a point in the Easterly margin of Tyne Boulevard; thence with same North 12 degrees 43 minutes West 216.04 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northeastwardly 39.27 feet to a point in the Southerly margin of Vintage Place; thence with same Eastwardly 280 feet to the point of beginning.

Being the same property conveyed to Frank Blair IV and Lauren Blair, husband and wife by Warranty Deed from E. Allen Morgan and wife, Mary Mina S. Morgan of record in Instrument No. 20170718-0072031 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 18, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **1830 Tyne Blvd, Nashville, TN 37215 AKA 1201 Vintage Place, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this the 24 day of March, 2026.

Frank Blair IV

Lauren Blair

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank Blair IV and Lauren Blair,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of March, 2026.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON