This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10774-AP

Karen Johnson Davidson County
Batch# 585371 DEEDWARR
03/05/2021 12:31:30 PM 2 pgs
Fees: $13.00 Taxes: $1,186.04
20210305-0029289

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,550.00.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2021.

Notary Public
My Commission Expires: 01/06/2025

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Darleen Lawrence 2407 8th Ave S #309 Nashville, TN 37204	SAME	118-02-1-K30-90-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Pamela Pilcher, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Darleen Lawrence, a married woman**, hereinafter called the Grantee(s), his/her/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 Unit 309, Eighth South Residences, a Residential Condominium described in the Mater Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eight South Residences and Eighth South Mixed-Use Condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Pamela Pilcher, unmarried, by deed from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20170911-0092835, Register's Office for Davidson County, Tennessee, dated September 5, 2017 and recorded on September 11, 2017.

This is improved property located at: **2407 8th Avenue S, #309, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 25th day of February, 2021.

GRANTOR:

Pamela Pilcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela Pilcher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith; and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Debra ~~Lowe~~ a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

DEBRA LOWE JOHN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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