Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

20211241R

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2021.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 614847 DEEDWARR
04/14/2021 10:16:36 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210414-0049710

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Wendy E. King and Donald E. King	New Owner	**118-02-1K-209-00**
101 Hadley Reserve Ct.		
Nolensville, TN 37135		

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

Catherine Claire Davis, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendy E. King and Donald E. King ' wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 209, Eighth South Residences, a Residential Condominium described in the Master 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 Eighth 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 Catherine Claire Davis, unmarried by Warranty deed from Eighth South, LLC, a Tennessee limited liability company of record in Instrument No. 20171121-0119430 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 21, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 2407 8th Avenue South, Unit 209, Nashville, TN 37204.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 MY/OUR HANDS EFFECTIVE AS OF 12th day of April, 2021:

Catherine Claire Davis

Catherine Claire Davis

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Catherine Claire Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12th day of April, 2021.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY