Karen Johnson Davidson County
Batch# 683481 DEEDWARR
07/26/2021 11:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20210726-0099834

This Instrument Prepared By:
STANLEY & BRATCHER, ATTORNEYS
100 West Main Street
McMinnville, TN 37110

JIMMY E. SMITH and wife,
JACQUELINE T. SMITH

WARRANTY DEED

TO: Part of: Map/Parcel 11802029500

KELSEY ROSE FAUSETT

Address of Property:
2407 8th Ave., 504
Nashville, TN 37204
Person and/or Entity Responsible for Paying Property Taxes:

KELSEY ROSE FAUSETT
2407 8th Ave, 504
Nashville, TN 37204

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, JIMMY E. SMITH and wife, JACQUELINE T. SMITH, have this day and date bargained and sold and by these presents do hereby sell, transfer and convey unto KELSEY ROSE FAUSETT, an unmarried woman, a certain tract or tracts of land lying and being of Davidson County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 504, 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. 20170619-0061466 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 reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Subject to all matters of plat of record in Instrument No. 20151007-0102052; Declaration of Covenants, Conditions & Restrictions for Broadstone Eight, of record in Instrument No. 20151021-0107308; Easement Agreement of record in Instrument No. 20160926-0101241; Development and Access Easement Agreement of record in Instrument No. 20151021-0107312; Reciprocal Easement Agreement Relating to Parking Garages, of record in Instrument No. 20151021-0107311; Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, to the Metropolitan Government of Nashville, of record in Instrument No. 20150730-0075029; Master Declaration for Eighth South Mixed-Use Condominium, of record in Instrument No. 20170619-0061465; Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466; Notice of Completion filed August 11, 2017, of record in Instrument No. 20170811-0082480; Notice of Completion filed August 16, 2017, of record in Instrument No. 20170816-0083824; Charter of Eighth South Mixed Use Condominium Association, Inc. of record in Instrument No. 20170816-0084240; Charter of Eighth South Residences Condominium Association, Inc., of record in Instrument No. 20170816-0084241, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

Being the same property conveyed to Jimmy E. Smith and wife, Jacqueline T. Smith by Warranty Deed recorded 9-6-2017 at 12:48 p.m., Instrument Number 20170906-0091653 in the Register of Deeds Office, Davidson County, Tennessee.

Sellers are responsible for any and all back taxes.

TO HAVE AND TO HOLD the said tract or tracts of land together with all right, title, interest and appurtenances thereto belonging unto the said Grantee(s) as set out above, forever.

And we do covenant with the said Grantee(s), as set out above, that we are lawfully seized and possessed of the said land; that we have a good and lawful right to sell and convey the same; and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the land unto the said Grantee(s), as set out above, against the lawful claims and demands of all persons whomsoever.

WITNESS hand(s) this the 21st day of July, 2021.

Jimmy E. Smith
JIMMY E. SMITH

Jacqueline T. Smith
JACQUELINE T. SMITH

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned Notary Public in and for the said State and County, the within named bargainor(s), JIMMY E. SMITH and wife, JACQUELINE T. SMITH, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal at office this the 21st day of July, 2021.

YVONNE ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Yvonne Roberts
NOTARY PUBLIC

My Commission Expires: 4-13-2025

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater is $375,000.00.

Kara Pannell

Sworn to and subscribed before me this the 21st day of July, 2021.

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

REGISTER/NOTARY PUBLIC

My Commission Expires: 11/5/24

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES. THIS DEED PREPARED BASED UPON INFORMATION PROVIDED TO PREPARER.

Fausett, Kelsey WD 7-7-2021;s

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-21-2021.

Affiant
Date: July 22, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY