WARRANTY DEED

Karen Johnson Davidson County
Batch# 796591 **DEEDWARR**
01/28/2022 10:28:45 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20220128-0010355

G-EV-21-2407-304

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leesa Olsson and Richard Welty IV	**JMJ Financial Group**	
(NAME)	(NAME)	**118-02-1K-304.00-CO**
42712 Azure Street	**26800 Aliso Viejo Pkwy Suite 200**	
(ADDRESS)	(ADDRESS)	
Temecula, CA 92592	**Aliso Viejo, CA 92656**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEMISHA PATEL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEESA OLSSON AND RICHARD WELTY IV, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 304, 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 Jemisha Patel, unmarried woman by Warranty deed from Eighth South, LLC of record in Instrument No. 20180302-0019731 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 02, 2018.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Declaration establishing a Horizontal Property Regime of Eighth South Residences, a Residential Condominium of record in Instrument Number 20170619-0061466, in the Register's Office for Davidson County, Tennessee, which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Declaration of record in Instrument No. 20170619-0061465, Register's Office for Davidson County, Tennessee.
- Charter of Eighth South Residences Condominium Association, Inc. of record in Instrument Number 20170816-0084241, in the Register's Office for Davidson County, Tennessee.
- Charter of Eighth South Mixed-Use Condominium Association, Inc. of record in Instrument Number 20170816-0084240, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area and Common Elements to the Condominium Associations of record in Instrument Number 20170828-0088041 and 20170828-0088042, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20151007-0102052 and 20020702-0079601, Register's Office of Davidson County, Tennessee.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151021-0107308, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement Relating to Parking Garages of record in Instrument Number 20151021-0107311, in the Register's Office for Davidson County, Tennessee.
- Development and Access Easement Agreement of record in Instrument Number 20151021-0107312, in the Register's Office for Davidson County, Tennessee
- Easement Agreement of record in Instrument Number 20160926-0101241, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water mains, Pumps and Appurtenances of record in Instrument Number 20150730-0075029, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170921-0096815, in the Register's Office for Davidson County, Tennessee.
- Right of Way for Highway Purposes of record in Book 1001, Page 105, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas and Heating Right of Way of record in Book 1848, Page 459, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2746, Page 414, in the Register's Office for Davidson County, Tennessee.
- Agreement to close an abandoned alley and conveyance of ingress egress easements of record in Book 1300, Page 567, in the Register's Office for Davidson County, Tennessee.
- Agreement Restricting Right of Partition of record in Book 10091, Page 639, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record in Instrument Number 20180130-0009394, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2407 8th Ave S #304, Nashville, Tennessee 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 hand(s) this the 25th DAY OF JANUARY, 2022.

Jemisha Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212