Karen Johnson Davidson County
Batch# 951394 DEEDQC
12/14/2022 10:27:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20221214-0129572

ENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF North Carolina)
COUNTY OF Durham)

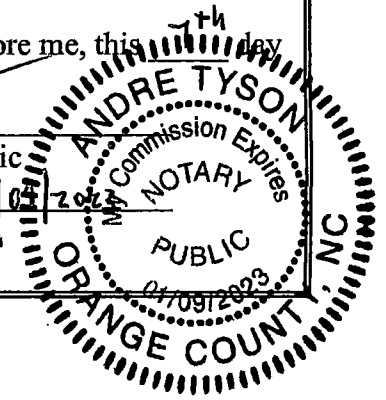
The actual ~~consideration~~ for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2022.

Notary Public

My Commission Expires: 01/04/2023



QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Joseph, Tracy Joseph and Audrey Joseph 2742 Circle Dr Durham, NC 27705	New Owner	Map and Parcel No.: 118-02-1K-413.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James Joseph and Tracy Joseph, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **James Joseph and Tracy Joseph, husband and wife and Audrey Joseph, unmarried, joint tenants with right of survivorship**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 413, 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 James Joseph and Tracy Joseph, husband and wife by Warranty Deed from Adeline Lee nka Adeline Lee Rouser, a married woman, joined by her spouse, Ryan Rouser who conveyed any and all martial interest in the property, dated March 31, 2021 and recorded on April 5, 2021 in Instrument No. 20210405-0043654, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2407 8th Ave S, Apt. 413, Nashville, TN 37204.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 7th day of December, 2022.

James Joseph

Tracy Joseph

STATE OF North Caroline)
COUNTY OF Durham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Joseph** and **Tracy Joseph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of December, 2022.

Notary Public

My Commission Expires: 01/09/2023

ANDRE TYSON
NOTARY PUBLIC
My Commission Expires
01/09/2023
ORANGE COUNTY, NC