Karen Johnson Davidson County
Batch# 1007358 DEEDWARR
05/24/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20230524-0039272

20231171R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Cheatham The actual consideration or value, whichever is greater, for this transfer is $502,000.00 Affiant Subscribed and sworn to before me, this the 24th day of May, 2023. Notary Public My commission expires: 2.5.25

CHEATHAM COUNTY NOTARY PUBLIC STATE OF TENNESSEE KAYTLYN N. DODSON

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:
Adam S. Hockaday and Madison Zamora Hockaday	same	**105-14-0D-107-00**
2201 8th Avenue South, Unit 107		
Nashville, TN 37204		

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,

Christopher K. Styles and Tanua A. Styles, husband and wife

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

Adam S. Hockaday and Madison Zamora Hockaday, husband and wife

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 107 of Lofts on Eighth, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts on Eighth of record in Instrument Number 20061116-0142670, as amended in Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thererof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Christopher K. Styles and Tanua A. Styles, husband and wife by Warranty deed from Gayle E. Ray and James V. Smith, tenants in common, a married couple, of record in Instrument No. 20220329-0035815 Register's Office for Davidson County, Tennessee, dated March 17, 2022, and recorded on March 29, 2022.

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 2201 8th Avenue South, Unit 107, Nashville, TN 37204.

[signatures appear on the following page]

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 24th day of May, 2023:

Christopher K. Styles

Tanua A. Styles

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Christopher K. Styles and Tanua A. Styles, 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 24th day of May, 2023.

My Commission Expires: 1/14/26

Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the 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 5/24/23 (date of document).

L. Broner McCoy
Date: 5/24/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 24th day of May, 2023.

NOTARY PUBLIC
My Commission expires: 2.5.25

