WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026913 DEEDWARR
07/17/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230717-0054663

File #23-PA-2407-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Krause	New Owner	
(NAME)	(NAME)	**118 02 1K 409.00**
2407 8th Avenue South, Unit 409		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **BRANDON WATKINS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN KRAUSE, A SINGLE MAN** 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 No. 409, on the Horizontal Property Regime for Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium as recorded in the Master Deed of record in Instrument No. 20170619-0061466, which is a sub unit of the Eighth South Mixed-Use Condominium established in Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Brandon Watkins, a single person, by Warranty Deed from Rosangela Mastalia, an unmarried woman, of record in Instrument No. 20210714-0094937, in the Register's Office of Davidson County, Tennessee, dated July 10, 2021 and recorded on July 14, 2021.

This conveyance is subject to:
* Taxes for the years 2023 and subsequent years.
* Plat of Earthgrains, as recorded in Instrument No. 20020702-0079601, said Register's Office.
* Plat of Subdivision of "Property of 8th South, LLC", as recorded in Instrument No. 20151007-0102052, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308, said Register's Office.
* Master Deed establishing Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061465, said Register's Office.
* Master Deed establishing Eighth South Residences, A Residential Condominium of record in Instrument No. 20170619-0061466, said Register's Office.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150730-0075029, said Register's Office.

* Easement for Parking Garages, recorded in Instrument No. 20151021-0107311, said Register's Office.
* Easement for Development and Access, recorded in Instrument No. 20151021-0107312, said Register's Office.
* Easement recorded in Instrument No. 20160926-0101241, said Register's Office.
* Easement for Right of Way, recorded in Instrument No. 20170921-0096815, said Register's Office.
* Subordination, Non-Disturbance and Attornment Agreement as set forth in instrument recorded in Instrument No. 20170221-0016904, said Register's Office.
* Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2407 8th Avenue South, Unit 409, 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 hand(s) this the 13th day of July, 2023.

Brandon Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2023, before me personally appeared Brandon Watkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 7/13/2023.

Affiant Signature – Joshua A. Terry

7/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/17/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON