G#36817-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027996 DEEDWARR
07/19/2023 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,479.63
20230719-0055454

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$399,900.00**

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2023.

Notary Public

My commission expires: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eriny Mikhail	CMG Mortgage, Inc	**118 02 1 K 307 00 CO**
2407 8th Avenue South #307	3160 Crow Canyon Rd Ste 400	
Nashville, TN 37204	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David P. Elkin and Summer Elkin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eriny Mikhail, an unmarried ~~man~~ woman

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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, 307, 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-Used 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 David P. Elkin and Summer Elkin, husband and wife, by Warranty Deed dated January 9, 2018, from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20180111-0003750, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Summer Elkin, pursuant to a Limited Power of Attorney executed by her on the 5th day of July, 2023, and being of record under Instrument No. _____ ___202307190055453____, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on Exhibit "B" of the Master Declaration for Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061465 and Eighth South Residences, of record in Instrument No. 20170619-0061466, Register's Office for Davidson County, Tennessee;

2) Master Declaration for Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061465, Register's Office for Davidson County, Tennessee;

3) Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466, said Register's Office;

4) Grant of Easement by and between Comcast of Nashville I, LLC, and Eighth South, LLC, of record in Instrument No. 20170921-0096815, said Register's Office;

5) Easement Agreement by and between Eighth South, LLC, a Tennessee limited liability company and Broadstone/USPF 8th South LP, a Delaware limited partnership, for a perpetual non-exclusive easement and right of way, as set forth in Instrument No. 20160926-0101241, said Register's Office;

6) Development and Access Easement Agreement by and between Eighth South, LLC, a Tennessee limited liability company and Broadstone/USPF 8th South LP, a Delaware limited partnership, of record in Instrument No. 20151021-0107312, said Register's Office;

7) Stormwater Management Inspection and Maintenance Agreement of record in Instrument No. 20180126-0008113, said Register's Office;

8) Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 20170221-0016904, said Register's Office;

9) Dedication of Common Areas to Mixed-Use Condominium Association, Inc., of record in Instrument No. 20170828-0088041, said Register's Office;

10) Dedication of Common Areas to Eighth South Residences Condominium, Inc., of record in Instrument No. 20170828-0088042, said Register's Office;

11) Inspection and Maintenance Agreement for permanent stormwater management Facilities, of record in Instrument No. 20180130-0009394, said Register's Office;

12) Easement Agreement of record in Instrument No. 20160926-0101241, and Development and Access Easement Agreement of record in Instrument No. 20151021-0107312, Register's Office for Davidson County, Tennessee;

13) Reciprocal Easement Agreement Relating to Parking Garages of record in Instrument No. 20151021-0107311, said Register's Office;

14) 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, said Register's Office;

15) Memorandum of Purchase and Sale Agreement of record in Instrument No. 20150205-0010893, said Register's Office;

16) Charter of Eighth South Mixed Use Condominium Association, Inc., of record in Instrument No. 20170816-0084240, Register's Office for Davidson County, Tennessee;

17) Charter of Eighth South Residences Condominium Association, Inc., of record in Instrument No. 20170816-0084241, said Register's Office;

18) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eighth South Residences, a Residential Condominium; and,

19) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **2407 8th Avenue South #307, 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 GRANTEES 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 GRANTEES, 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 **17th** day of **July, 2023.**

David P. Elkin

Summer Elkin By DPE Attorney In Fact
Summer Elkin By David P. Elkin, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David P. Elkin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **July, 2023.**

MBoyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **David P. Elkin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Summer Elkin,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Summer Elkin** for the purpose therein contained, by signing the name of **Summer Elkin** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **July, 2023.**

MBoyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 17, 2023.

J. Carlton Drumwright

July 17, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 17, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY