RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-16101-2023

Karen Johnson Davidson County
Batch# 1037623 DEEDWARR
08/11/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,441.15
20230811-0062619

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of Aug, 2023

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Dalton Chmura 2407 8th Ave South #305 Nashville, TN 37204	Same address as new owner	118-02-1K-305-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY NINE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($389,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSEPH J. POLT, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY DALTON CHMURA, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 305 of Eighth South Residences, a Residential Condominium, described in the Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument #20170619-0061466, Register's Office for said County, which is a sub unit of the Eighth South Mixed Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium record in Instrument #20170619-0061465, to which reference is hereby made for a more complete and accurate description, 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 Joseph J. Polt, unmarried man, from Eighth South, LLC, by Warranty Deed dated September 11, 2017 and recorded September 14, 2017 in Instrument #20170914-0093878, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2407 8th Avenue South, #305, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY/OUR HANDS, this 11th day of August, 2023

GRANTOR(S)

Joseph J. Polt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Joseph J. Polt, 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 and seal, this the 11th day of AUG, 2023.

Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 11/8/2023

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 11, 2023 (date of document).

Jennifer L. Pennell

Aug 11, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of Aug, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

