Karen Johnson Davidson County
Batch# 1068151 DEEDQC
11/03/2023 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231103-0086153

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of November, 2023. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Harry Lyons, Trustee 2407 8th Avenue South, Unit 405 Nashville, Tennessee 37204	SAME	118 02 1K 405.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Harry Lyons**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and

quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Harry Lyons, Trustee of the Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of November, 2023.

Harry Lyons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Lyons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of November, 2023..

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Unit 405, 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 Harry Lyons by deed from Andrew Castillo and wife, Shaina Tey Castillo, of record as Instrument No. 20221101-0118048, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Restrictions, dedications, conditions, reservations, easements and other matters. shown on the plat of Earthgrains, as recorded in Instrument No. 20020702-0079601.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of "Property of 8th South, LLC", as recorded in Instrument No. 20151007-0102052.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308.
4. Easement recorded in Book 1300, Page 566; Book 1848, Page 459; Book 1848, Page 462; Book 2746, Page 414; Instrument No. 20160926-0101241; Instrument No. 20170921-0096815.
5. Easement for Storm Sewers and/or Storm Drainage, recorded in Book 4182, Page 906; Book 4182, Page 910.
6. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150730-0075029.
7. Easement for Parking Garages, recorded in Instrument No. 20151021-0107311.
8. Easement for Development and Access, recorded in Instrument No. 20151021-0107312.
9. Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394.
10. Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 2407 8th Avenue South, Unit 405, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 3, 2023

November 3, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

