This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22189-mc

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $329,999.00.

Affiant

Subscribed and sworn before me this the 29th day of February, 2024.

Notary Public
My commission expires: 3-6-2024

Karen Johnson Davidson County
Batch# 1106555 DEEDWARR
03/01/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240301-0014437

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ashley Gill and Derrick Gill 2407 8th Ave #206 Nashville, TN 37204	Fairway Mtg 4750 S. Biltmore Lane Madison WI 53718	118-02-1K 206.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS GEORGE, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ASHLEY GILL AND DERRICK GILL, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 206, 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 Nicholas George, an unmarried man, by deed dated 06/26/2023, from Dzuy Nguyen and Hoangthi Nguyen, husband and wife, of record in Instrument No. 20230703-0050613, Register's Office for said County.

Also being the same property conveyed to Dzuy Nguyen and Hoangthi Nguyen, by deed dated 05/24/2021, from Danielle K. Poole, unmarried woman, of record in Instrument No. 20210527-0071971, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2407 8th Ave #206, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of February, 2024.

Nicholas George

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas George, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2024.

My commission expires:
10/15/2027

Notary Public

DARLENE HENDERSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires: OCT. 15, 2027
Acting in the County of Wayne

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/29/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/29/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** February, **2024**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM