Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547728

Karen Johnson Davidson County
Batch # 1139095 DEEDWARR
05/24/2024 09:31:52 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20240524-0038734

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00

M. Alejandro Del Valle
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2024.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alejandro Del Valle and Esther Amador Del Valle 1581 Brickell Ave Apt TH2 Miami, FL 33129	New Owner	Tax Parcel ID No. 118-02-1K-405.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harry Lyons, Trustee of the Harry Lyons Living Trust, Established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alejandro Del Valle and Esther Amador Del Valle, husband and wife and Daniela Sofia Del Valle, joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 405 , on the Horizontal Property Regime for Eighth South Residences, a Residential Condominium described in the Master Declaration for Eight South Residences, a Residential Condominium as recorded in the Master Deed of record in No. 20170619-0061466, which is s 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.

Harry Lyons conveyed his interest to Harry Lyons, Trustee of the Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022 , by quitclaim deed of record in Instrument No. 20231103-0086153, dated November 3, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 118-02-1K-405.00 CO.

Matters shown on the Plan of record in Instrument No. 20151007-0102052, said Register's Office.

Declaration of Covenants, Conditions & Restrictions for Broadstone Eighth of record in Instrument No. 20151021-0107308, said Registers Office.

Master Declaration for Eighth South Mixed-Use Condominium, of record in Instrument No. 20170619-0061465, said Registers Office.

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

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

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

Easement Agreement of record in Instrument No. 20160926-0101241, said Register's Office. Access Easement Agreement of record in Instrument No. 20151021-0107312, said Register's Office.

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

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.

Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record in Instrument No. 20180130-0009394, said Register's Office.

Easement granted to ComCast of Nashville I, LLC of record in Instrument No. 20170921-0096815, said Register's Office.

This is improved property located at 2407 8th Avenue South, Unit 405 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2024.

Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022

BY: _____
Harry Lyons, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Lyons, 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 and who further acknowledged that he is the Trustee of the Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of May, 2024.

_____
Notary Public
My Commission Expires: _____

