WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1190255 DEEDWARR
10/04/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241004-0077354

File #24-PA-2407-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Lamuno and Frank Scott Lamuno	**Liberty Federal Credit Union**	
(NAME)	(NAME)	
9325 Lake Shore Drive	**1207 Liberty Pike**	**118 02 1K 208.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TREVOR C. WILLIAMS, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANDREW LAMUNO, AN UNMARRIED MAN, AND FRANK SCOTT LAMUNO, A MARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 208, 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, in 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, in 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 Dec1arations. 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 Trevor C. Williams, a single man, by Warranty Deed from Gary Carmine Cuoco and Layne Ann Cuoco, Trustees of the GnL Trust, dated October 22, 2018, of record in Instrument No. 20210409-0047353, in the Register's Office of Davidson County, Tennessee, dated April 07, 2021 and recorded on April 09, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Earthgrains, as recorded in Instrument No. 20020702-0079601.
* 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.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308.
* Master Deed establishing Eighth South Residences, a Residential Condominium Condominium of record in Instrument No. 20170619-0061466; also subject to easements, rights and interests 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.
* Master Deed establishing Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061465; also subject to easements, rights and interests 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.

* Easement for Right of Way, recorded in Book 1848, Page 459; Book 1848, Page 462, Instrument No. 20160926-0101241 and Instrument No. 20170921-0096815.
* Easement for Ingress and Egress, recorded in Book 2746, Page 414 and Instrument No. 20151021- 0107311.
* Easement for Storm Sewers and/or Storm Drainage, recorded in Book 4182, Page 906 and Book 4182, Page 910.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150730-0075029.
* Easement for Access, recorded in Instrument No. 20151021-0107312.
* Easement recorded in Book 1300, Page 566.
* Inspection and Maintenance Agreement for permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2407 8th Avenue South, Unit 208, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th day of October, 2024.

Trevor C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2024, before me personally appeared Trevor C. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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 Oct 4, 24 (date of document).

Jennifer L. Pennell

Oct 4, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

