WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Karen Johnson
Batch # 1273992
05/16/2025 08 27 18 AM
Fees $13 00 Taxes $1,036 00
Davidson County
DEEDWARR
2 pgs
20250516-0038560

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000 00

Mary Catherine Akin
Affiant

Subscribed and sworn to before me, this 8th day of May, 2025

Mary Jo Hartz
Notary Public
My commission expires: 9.5.28

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers
Mary Catherin Akin	Old National Bank	**118021K30600CO**
2407 8th Ave S #306	101 Northwest Fourth	
Nashville, TN 37204	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sydney Raines, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Catherin Akin, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 306, 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 Sydney Raines, a single woman, by Warranty Deed from Jennifer J Miller, dated August 31, 2020, of record in Instrument No 20200910-0103314, in the Register's Office for Davidson County, Tennessee.

Oath is hereby made that the subject property was never the sole primary residence of said Grantors spouse, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Covenants, Conditions and Restrictions of record in Instrument No. 20151021-0107308, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Reciprocal Easement Agreement Relating to Parking Garages of record in Instrument No. 20151021-0107311, in the Register's Office for Davidson County, Tennessee.

Development and Access Easement Agreement of record in Instrument No. 20151021-0107312, in the Register's Office for Davidson County, Tennessee

Easement Agreement of record in Instrument No. 20160926-0101241, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water mains, Pumps and Appurtenances of record in Instrument No. 20150730-0075029, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument No. 20170921-0096815, in the Register's Office for Davidson County, Tennessee.

Right of Way for Highway Purposes of record in Book 1001, Page 105, in the Register's Office for Davidson County, Tennessee

Nashville Gas and Heating Right of Way of record in Book 1848, Page 459, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 2746, Page 414, in the Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (__X__) unimproved (_____) property known as 2407 8th Ave S #306, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Sydney Raines Date. 5/8/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sydney Raines, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026