Karen Johnson Davidson County
Batch# 1279549 DEEDWARR
05/30/2025 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250530-0042545

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

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $365,000.00.

Affiant

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 30th day of May, 2025.

Notary Public
My commission expires: 06/14/2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vincent Nkawu 2407 8th Ave S #507 Nashville, TN 37204	New Owner	118-02-1K-507.00-CO

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, LAURA CATHERINE GLAZE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VINCENT NKAWU, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 507 of Eighth South Residences, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eighth South Residences, a Residential Condominium of record in Instrument Number 20170619-0061466, in the Register' s Office for Davidson County, Tennessee, which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Declaration of record in Instrument No. 20170619-0061465, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Laura Catherine Glaze by Warranty Deed from Kameron H. Cheatham, an unmarried man of record in Instrument No. 20200602-0056660 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 02, 2020.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Jenny West executes this instrument on behalf of Laura Catherine Glaze pursuant to Power of Attorney recorded in Instrument 202505300042544, in the Register's Office of Williamson County, Tennessee

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2407 8th Ave S #507, 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.

LG by JW A.F

Witness my hand this the 29 day of May, 2025.

Laura Catherine Glaze by Jenny West Attorney in Fact
Laura Catherine Glaze by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura Catherine Glaze by Specific POWER OF ATTORNEY dated 05/14/2025, and who acknowledged that he executed the same as the free act and deed of Laura Catherine Glaze.

Witness my hand and official seal this 29 day of May, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiena Staggs 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 May 29th, 2025.

Custodian's Signature

5/30/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of May, 2025.

Notary Public

FAITH L LOWE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 06/14/2028