# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1283598 DEEDWARR
06/09/2025 03:31:05 PM 2 pgs
Fees: $13.00 Taxes: $1,692.75
20250609-0045311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/06/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05.06.2028

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Wilfredo Rodriguez and Galina Rodriguez** | **Same as New Owner** | |
| (NAME) | (NAME) | **105-14-0D-108.00-CO** |
| **10019 Laurel Valley Avenue Circle** | | |
| (ADDRESS) | (ADDRESS) | |
| **Bradenton, FL 34202** | | |
| (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, **AUSTIN J. WOODRUFF, MARRIED AND JAMES E. WOODRUFF AND MICHELLE D. WOODRUFF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILFREDO RODRIGUEZ AND GALINA RODRIGUEZ, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 108 of The Lofts on Eighth, 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 of record in Instrument Number 20061116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee, 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 Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E-6" to said Master Deed.

Being the same property conveyed to Austin J. Woodruff, an unmarried man and James E. Woodruff and Michelle D. Woodruff, husband and wife as Tenants in common with the Right of Survivorship by Warranty Deed from Kevin A. Hopkins, Jr., and Carrie A. Hopkins, husband and wife of record in Instrument No. 20160810-0083108 Register's Office for Davidson County, Tennessee, dated August 5, 2016 and recorded on August 10, 2016.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts on Eighth of record in Instrument Number 20061116-0142670, as amended in Instrument Number 20071227-0148044, Register's Office for Davidson County, Tennessee.
- Charter of Lofts on Eighth Condominium Owners Association, Inc, attached as Exhibit "B" to the aforementioned Master Deed.
- By-Laws of The Lofts on Eighth Condominium Owners Association, Inc, attached as Exhibit "C" to the aforementioned Master Deed.
- Subject to all matters shown on the Condominium Site Plan of the Lofts on Eighth attached as Exhibit "E" to the aforementioned Master Deed.
- Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20061113-0139803, in the Register's

Office for Davidson County, Tennessee.
• Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061122-0144892 and Instrument Number 20070305-0026833, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 2008020S-0012094, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20130913-0096695 in the Register's Office for Davidson County, Tennessee.
• Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee,
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2201 8th Avenue S. #108, Nashville, Tennessee 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 5th DAY OF JUNE, 2025.

Austin J. Woodruff

James E. Woodruff by Austin J. Woodruff, Attorney in Fact
Attorney in Fact

Michelle D. Woodruff by Austin J. Woodruff, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN J. WOODRUFF, the within named bargainor, 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 and official seal, this the 5th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN J. WOODRUFF, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES E. WOODRUFF AND MICHELLE D. WOODRUFF, and who acknowledged They executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 5th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212