Karen Johnson Davidson County
Batch # 1305885 DEEDWARR
08/04/2025 02 38 38 PM 2 pgs
Fees $13 00 Taxes $1,387 50
20250804-0061672

This instrument prepared by
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 7-6628-SL

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. Y MSRE 25 2407-304

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000 00

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2025

Stephanie Woodall
Notary Public
My Commission Expires _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deanna Merritt Ross 2407 8th Avenue South Unit 304 Nashville, TN 37204	~~Same as New Owner~~ Old National Bank One Main St Evansville, IN 47708	118 02 1K 304 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Urban Nest, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Deanna Merritt Ross, single woman** (individually and/or collectively, "Grantee"), 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 304, 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 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 Urban Nest, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Leesa Olsson And Richard Welty, of record in Instrument No 20220223-0020631, in the Register's Office of Davidson County, Tennessee, dated January 25, 2022 and recorded on February 23, 2022

Being the same property conveyed to Leesa Olsson And Richard Welty IV, Husband And Wife, by Warranty Deed from Jemisha Patel, an unmarried woman, of record in Instrument No 20220128-0010355, in the Register's Office of Davidson County, Tennessee, dated January 25, 2022 and recorded on January 28, 2022

This is improved property located at **2407 8th Avenue South, #304, Nashville, TN 37204**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 1st day of August, 2025

GRANTOR:

Urban Nest, LLC, a Tennessee Limited Liability Company

By _____
Leesa Olsson, ~~President~~ member
MO

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF MARICOPA

Member
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leesa Olsson, ~~President~~ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~/she/~~they~~ is the ~~President~~ of Urban Nest, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

Member
WITNESS my hand and seal at office this 1st day of August, 2025

ROXANNE FRANKS
Notary Public - Arizona
Maricopa County
Commission # 636314
My Comm. Expires Nov 2, 2026

_____ Notary Public
My Commission expires. 11/2/2026
ROXANNE FRANKS