THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751572** Karen Johnson Davidson County Batch # 1306640 **DEEDWARR** 08/07/2025 11 54 45 AM 3 pgs Fees $18 00 Taxes $1,702 00 20250807-0062744	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $460,000.00 Affiant Subscribed and sworn to before me, this 5th day of August, 2025. Notary Public My Commission Expires.

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Shanna Rae Davis 67 W. Mirror Ridge Circle The Woodlands, TX 77382	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 118 02 1K 413.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Joseph and Tracy Joseph, husband and wife and Audrey Joseph, unmarried, joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Davis Family Trust, dated March 8, 2002**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 413, 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 James Joseph and Tracy Joseph, husband and wife and Audrey Joseph, unmarried, joint tenants with right of survivorship, by Quitclaim Deed from James Joseph and Tracy Joseph, husband and wife, of record in Instrument No. 20221214-0129572, in the Register's Office of Davidson County, Tennessee, dated on December 07, 2022 and recorded on December 14, 2022.

Being the same property conveyed to James Joseph and Tracy Joseph, husband and wife, by Warranty Deed from Adeline Lee nka Adeline Lee Rouser, an unmarried woman, of record in Instrument No. 20210405-0043654, in the Register's Office of Davidson County, Tennessee, dated on March 31, 2021 and recorded on April 05, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

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 PROPERTY OF 8TH SOUTH, LLC, as recorded in Instrument No 20151007-0102052.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the 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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EIGHTH SOUTH RESIDENCES 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.
Easement for Right of Way, recorded in Book 1848, Page 459; Book 1848, Page 462.

Easement for Ingress and Egress, recorded in Book 2746, Page 414.

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 Parking Garages, recorded in Instrument No. 20151021-0107311.

Easement for Development and Access, recorded in Instrument No 20151021-0107312.

Easement recorded in Book 1300, Page 566; Instrument No. 20160926-0101241 and Instrument No. 20170921-0096815.

Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20180130-0009394.

Charter for Eighth South Mixed-Use Condominium Association, Inc. recorded in Instrument No. 20170816-0084240.

Charter for Eighth South Residences Condominium Association, Inc. recorded in Instrument No 20170816-0084241.

Common Open Space Deed recorded as Instrument Nos. 20170828-0088041, 20170828-0088042.

This is improved property located at 2407 8th Avenue South # 413 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of August, 2025.

James Joseph By Ryan Dieck Attorney-in-fact
James Joseph
By: Ryan Dieck, Attorney in Fact

Tracy Joseph By Ryan Dieck Attorney in fact
Tracy Joseph
By: Ryan Dieck, Attorney in Fact

Audrey Joseph By Ryan Dieck Attorney-in-fact
Audrey Joseph
By. Ryan Dieck, 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James Joseph, Tracy Joseph and Audrey Joseph and that he is authorized by James Joseph, Tracy Joseph and Audrey Joseph to execute this instrument on their behalf.

WITNESS my hand, at office, this 5th day of August, 2025.

Notary Public

My Commission Expires: _____

