Karen Johnson Davidson County
Batch # 1306662 DEEDQC
08/07/2025 12 22 24 PM 2 pgs
Fees $12 00 Taxes $0 00
20250807-0062777

This Instrument Prepared By
Tammy L Anderson, Attorney at Law
104 W 6th Street, Ste 200
Columbia, TN 38401

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes
Vincent Nkawu and Rose Nkawu	Vincent Nkawu and Rose Nkawu
2407 8th Avenue S #507	2407 8th Avenue S #507
Nashville, TN 37204	Nashville, TN 37204

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1 00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Vincent Nkawu, an unmarried person** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Vincent Nkawu and Rose Nkawu, as tenants in common** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit

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 Mast 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 thereafter 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 I the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Vincent Nkawu in Instrument No 20250530-0042545 Register's Office for Davidson County, Tennessee

Tax Parcel # 118-02-1K-507 00
Known as 2407 8th Ave S #507

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of August, 2025

GRANTOR:

Vincent Nkawu

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Vincent Nkawu**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained

Witness my hand and seal at office in the aforesaid state and county this 7 day of August, 2025

Notary Public
My Commission Expires

(SEAL) QUINN BANNON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03-08-2028 DAVIDSON COUNTY

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $ 0

Affiant

Subscribed and sworn to before me this 7 day of August, 2025

(SEAL) QUINN BANNON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03-08-2028 DAVIDSON COUNTY

Notary Public
My Commission Expires 3/8/26