Karen Johnson Davidson County
Batch# 1311822 DEEDQC
08/19/2025 04:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250819-0066396

Tax Liability & Owner:
Lara Kirby Key
100 Westminster Place
Nashville, Tennessee 37205

This instrument prepared by:
Patrick J. Swanson, Esq.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map 118, Group 02, Parcel 1K, S.I. 502.00

This deed prepared from information provided for by the parties and without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LARA KIRBY KEY, do hereby convey and quitclaim unto, LARA KIRBY KEY, as Trustee of THE HERITAGE HOUSE TRUST, dated August 18, 2025, her successors and assigns, all of my right, title, and interest, in and to the following described real estate located in the County of Davidson, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 502, 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 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. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 201 et seq. 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, and 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 part of the same property conveyed to Eighth South, LLC, a Tennessee limited liability company, by Special Warranty Deed dated September 3, 2014, of record in Instrument No. 20140904-0080996, and by Quitclaim Deed of record in Instrument No. 20140904-0080997, Register's Office for Davidson County, Tennessee.

Subject to all matters of plat of record in Instrument No. 20151007-0102052; Declaration of Covenants, Conditions & Restrictions for Broadstone Eight, of record in Instrument No. 20151021-0107308; Easement Agreement of record in Instrument No. 20160926-0101241; Development and Access Easement Agreement of record in Instrument No. 20151021-0107312; Reciprocal Easement Agreement Relating to Parking Garages, of record in Instrument No. 20151021-0107311; Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, to the Metropolitan Government of Nashville, of record in Instrument No. 20150730-0075029; Master Declaration for Eighth South Mixed-Use Condominium, of record in Instrument No. 20170619-0061465; Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466; Notice of Completion filed August 11, 2017, of record in Instrument No. 20170811-0082480; Notice of Completion filed August 16, 2017, of record in Instrument No. 20170816- 0083824; Charter of Eighth South Mixed Use Condominium Association, Inc. of record in Instrument No. 20170816-0084240; Charter of Eighth South Residences Condominium Association, Inc., of record in Instrument No. 20170816-0084241, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Lara Kirby Key, by Warranty Deed from Eighth South, LLC, dated April 26, 2018, and recorded on April 30, 2018 at 10:45 A.M. by Warranty Deed of record in Instrument No. 20180430-0040334 in the Register's Office of Davidson County, Tennessee.

This conveyance is also subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

Commonly known as: 2407 8th Avenue South, Unit 502, Nashville, TN 37204

WITNESS my hand, this 18th day of August, 2025.

Lara Kirby Key

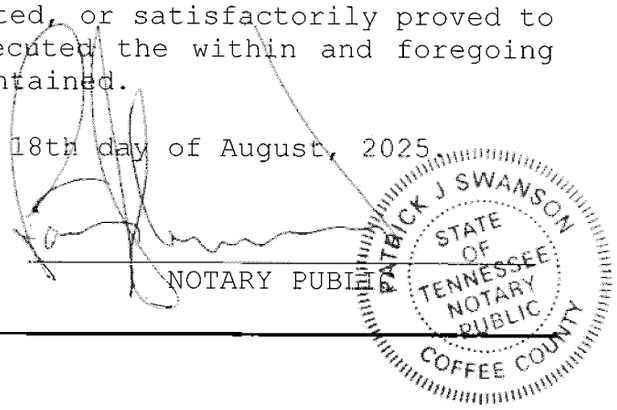
Lara Kirby Key

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named LARA KIRBY KEY, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2025.



NOTARY PUBLIC

My Commission Expires: July 12, 2028.

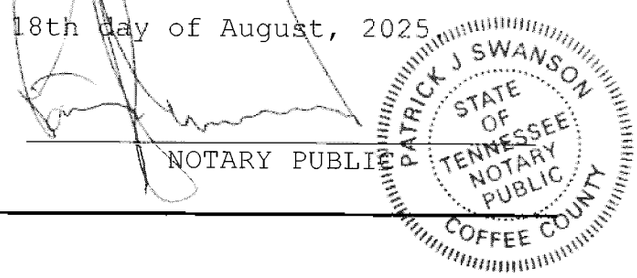
STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Lara Kirby Key

AFFIANT

Sworn to and subscribed before me this 18th day of August, 2025.



NOTARY PUBLIC

My Commission Expires: July 12, 2028.

I, Shawn Trail, do hereby make oath that I am a licensed attorney and/or the custodian of the certified copy of original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the certified copy of the original document executed and authenticated according to law on August 18, 2025.

08-18-25
Date

Shawn Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 18th day of August, 2025.

AMANDA WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Amanda Walker
Notary Public

My Commission Expires: October 7, 2028