WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3625462 ***Return to:*** 5 Star Title of Tennessee, LLC 1616 Westgate Circle Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value for this transfer, whichever is greater, is $335,000.00. Affiant Subscribed and sworn before me, this 16th day of September, 2025. Notary Public My Commission Expires: 10/20/2026 IRENE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Property Address: 2407 – 8th Avenue, South, Unit 305 Nashville, TN 37204	***Parcel ID:*** 118-02-1K-05.00 CO
Property Owner: Noah Crowley and Yelena Crowley 2407 – 8th Avenue, South, Unit 305 Nashville, TN 37204	***Mail tax bills to:*** **Canopy Mortgage LLC** **360 Technology Ct., Ste 200** **Lindon, Utah 84042**

THIS INDENTURE is made effective as of the 15th day of September, 2025, by **ZACHARY DALTON CHMURA, a married man,** First Party, for the purpose of conveying the premises described herein to **NOAH CROWLEY, a single man and YELENA CROWLEY, a married woman, as joint tenants,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Karen Johnson Davidson County
Batch# 1322864 DEEDWARR
09/16/2025 12:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20250916-0073878

Situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 305 of Eighth South Residences, a Residential Condominium, described in the Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument #20170619-0061466, Register's Office for said County, which is a sub unit of the Eighth South Mixed Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium record in Instrument #20170619-0061465, to which reference is hereby made for a more complete and accurate description, 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 Zachary Dalton Chmura, a single man by Warranty Deed dated August 11, 2023, from Joseph J. Polt, married, recorded at Instrument No. 202308110062619, in the Register's Office for Davidson County, Tennessee.

Samantha Lauren Auletta, joins in this conveyance to convey any and all right, title or interest she may have now or acquire hereafter, in and to the property, as the spouse of Zachary Dalton Chmura.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on those certain Plats recorded at Instrument Nos. 20020702-0079601 and 20151007-0102052; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20151021-0107308; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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, though, or upon the land embracing the regime and building 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 Eighth South Residences, a Residential Condominium, of record at Instrument No. 20170619-0061466; Charter of Eighth South Mixed-Use Condominium Association, Inc., as recorded at Instrument No. 20170816-0084240; Charter of Eighth South Residences Condominium Association, Inc., as recorded at Instrument No. 20170816-0084241; Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded at Instrument No. 20150730-0075029; Easement for Parking Garages recorded at Instrument No. 20151021-0107311;

Easement for Development and Access recorded at Instrument No. 20151021-0107312; Easement recorded at Instrument No. 20160926-0101241; Easement for Right-of-Way recorded at Instrument No. 20170921-0096815; Subordination, Non-Disturbance and Attornment Agreement as set forth in instrument recorded at Instrument No. 20170221-0016904; Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded at Instrument No. 20180130-0009394; Common Area Quitclaim Deed to Eighth South Mixed-Use Condominium Association, Inc., as recorded at Instrument No. 20170828-0088041 and Common Area Quitclaim Deed to Eighth South Residences Condominium Association, Inc., as recorded at Instrument No. 20170828-0088042, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 25 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

(CONTINUED ON FOLLOWING PAGE)

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Zachary Dalton Chmura

Zachary Dalton Chmura

Samantha Lauren Auletta

Samantha Lauren Auletta

SCIORRA SAINT-LOUIS
Notary Public - State of New York
No. 01SA0031753
Qualified in Albany County
My Commission Expires Dec. 09, 2028

STATE OF New York)
COUNTY OF Albany)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Zachary Dalton Chmura,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Albany County, this the 29th day of August, 2025.

Saint-Louis

NOTARY PUBLIC

My Commission Expires: 12/09/2028

SCIORRA SAINT-LOUIS
Notary Public - State of New York
No. 01SA0031753
Qualified in Albany County
My Commission Expires Dec. 09, 2028

STATE OF New York)
COUNTY OF Albany)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Samantha Lauren Auletta,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Albany County, this the 29th day of August, 2025.

Saint-Louis

NOTARY PUBLIC

My Commission Expires: 12/09/2028

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/29/2025.

Date

Affiant Signature

09/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of September, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY