Karen Johnson Davidson County
Batch # 1341708 DEEDWARR
11/03/2025 02 56 34 PM 4 pgs
Fees $23 00 Taxes $1,665 00

20251103-0087526

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-2407-313

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38888-09-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2025. Notary Public My Commission Expires: 1-22-2029

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-22-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Higgins Logan Key 2407 8th Avenue South, #313 Nashville, TN 37204	FIRST HORIZON BANK 12719 CANTRELL RD #200 LITTLE ROCK, AR 72223	Map and Parcel No.: 118 02 1K 313.00

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, Harrison Johnson and Abigail Wasden, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to RYAN TAYLOR HIGGINS, A SINGLE PERSON, AND LOGAN KEY, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2407 8th Avenue South, #313, Nashville, TN 37204.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 10th day of October, 2025.

GRANTORS:

Harrison Johnson

Abigail Wasden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harrison Johnson and Abigail Wasden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2025.

Notary Public
My Commission Expires:

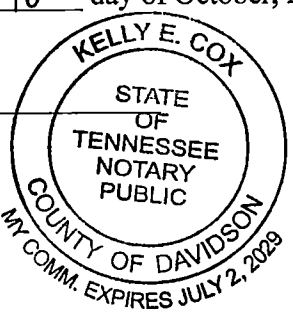


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 313, 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 the same property conveyed to Harrison Johnson and Abigail Wasden, husband and wife, by deed from Alexandra V. Moore, a single woman, of record in Instrument No. 20210805-0105468, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Earthgrains Baking Companies, Inc., as recorded in Instrument No. 20020702-0079601, Register's Office for Davidson County, Tennessee.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of "Property of 8th South, LLC", as recorded in Instrument No. 20151007-0102052, Register's Office for Davidson County, Tennessee.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308, Register's Office for Davidson County, Tennessee.
7. 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, Register's Office for Davidson County, Tennessee; 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.
8. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eight South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466, Register's Office for Davidson County, Tennessee; 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.

9. Easement recorded in Book 1300, Page 566, Register's Office for Davidson County, Tennessee.
10. Easement for Right of Way, recorded in Book 1848, Page 459; Book 1848, Page 462, Instrument No. 20160926-0101241 and Instrument No. 20170921-0096815, Register's Office for Davidson County, Tennessee.
11. Easement for Ingress and Egress, recorded in Book 2746, Page 414 and Instrument No. 20151021-0107311, Register's Office for Davidson County, Tennessee.
12. Easement for Storm Sewers and/or Storm Drainage, recorded in Book 4182, Page 906 and Book 4182, Page 910, Register's Office for Davidson County, Tennessee.
13. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150730-0075029, Register's Office for Davidson County, Tennessee.
14. Easement for Access, recorded in Instrument No. 20151021-0107312, Register's Office for Davidson County, Tennessee.
15. Inspection and Maintenance Agreement for permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394, Register's Office for Davidson County, Tennessee.