Karen Johnson Davidson County
Batch# 1376729 DEEDWARR
02/05/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260205-0008427

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251252998

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2026.

Notary Public
My Commission Expires: 1-21-29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Nichols 2407 8th Avenue South #514 Nashville TN 37204	New Owner	Tax Parcel ID No. 118 02 1K 514.00

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, **Nicolaas Piet DeRuyter, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Nichols** a single person, ("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 514, 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 Nicolaas Piet DeRuyter, by Warranty Deed from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20180320-0026086, in the Register's Office of Davidson County, Tennessee, dated March 16, 2018, and recorded on March 20, 2018.

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.

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 SUBDIVISION 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, A RESIDENTIAL 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 recorded in Book 1300, Page 566, Book 2746, Page 414 and Instrument No. 20160926-0101241.

Easement for Right-of-Way for Gas Line, recorded in Book 1848, Page 459 and Book 1848, Page 462.

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 for Broadband Communications Services, recorded in Instrument No. 20170921-0096815.

Agreement Restricting Right of Partition as set forth in instrument recorded in Book 10091, Page 639.

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 as Instrument No. 20170816-0084240.

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

Common Open Space Deed recorded as Instrument No. 20170828-0088041 and Instrument No. 20170828-0088042.

Attention is directed to the fact that one or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.

This is improved property located at 2407 8th Avenue South #514 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 28 day of January, 2026.

Nicolaas Piet DeRuyter

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicolaas Piet DeRuyter, 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 28 day of January, 2026.

Notary Public

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 1/28/26 (date of document).

Affiant Signature

2/2/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of February, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029