Karen Johnson Davidson County
Batch# 549531 DEEDWARR
01/07/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210107-0003506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-SB-VRES-20-1808-305

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Huan Tao and Jian Wang	**New Owner**	
(NAME) **7820 Haydenberry Cove**	(NAME)	**092-12-0A-305.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R. ROBERTS, SR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUAN TAO AND JIAN WANG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 305 in a Horizontal Property Regime of State House Manor, of record in Master Deed of record in Book 7333, page 36, said Register's Office, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to John R. Roberts by Quitclaim deed from Janet H. Roberts of record in Book 8285, page 89 Register's Office for Davidson County , Tennessee, dated January 15, 1991 and recorded on January 31, 1991.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
• 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, through, or upon the land embracing the regime and buildings 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 State House of record in Book 7333, Page 36 and Instrument No. 20160504-0043758, Register's Office for Davidson County, Tennessee
.• By-Laws of State House Condominiums of record in Book 7333, Page 57 and amended in Book 10544, Page 994, in the Register's Office for Davidson County, Tennessee
.• Charter of State house Condominiums of record in Book 7343, Page 409, in the Register's Office for Davidson County, Tennessee
.• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
.• Subject to rights of others in and to the common areas and/or elements
.• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 State St #305, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st DAY OF DECEMBER, 2020.

John R. Roberts, Sr. by Brian Mitchell
Attorney In Fact

John R. Roberts, Sr., by his attorney in fact, Brian Mitchell

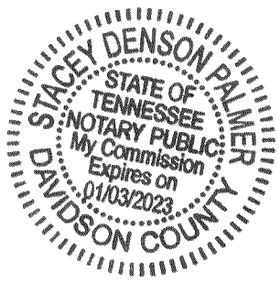
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN R. ROBERTS, SR., and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN R. ROBERTS, SR..

Witness my hand and official seal, this the 31st of December, 2020.

Stacey Denson Palmer

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY