Karen Johnson Davidson County
Batch# 619412 DEEDWARR
04/21/2021 08:16:30 AM 2 pgs
Fees: $13.00 Taxes: $738.15
20210421-0053035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

O-SB-VRES-21-1808-208

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)
Kay S. McConville	Same as new owner	
(NAME) **718 Saint George Road**	(NAME)	**092-12-0A-208.00-CO**
(ADDRESS) **Danville, CA 94526**	(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, **PAMELA ROBERTS ALLEN AND JOHN ROBERTS, AS CO-TRUSTEE'S OF THE BAYMAR FAMILY TRUST AGREEMENT DATED MAY 11, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAY S. MCCONVILLE, A SINGLE WOMAN,** 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. 208 in a Horizontal Property Regime of State House Manor, of record in Book 7333, page 56, said Register's Office, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Pamela Roberts Allen, Trustee for The Baymar Family Trust Agreement Dated May 11, 2009 by Quitclaim deed from Baymar Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151007-0102443 Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 07, 2015.

This conveyance is subject to:
- Taxes for the year 2021, a lien 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 #208, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 7 DAY OF APRIL, 2021.

The Baymar Family Trust Agreement Dated May 11, 2009

BY: Pamela Roberts Allen
Pamela Roberts Allen
Trustee

BY: John R. Roberts
John Roberts
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Roberts Allen, Co-Trustee of The Baymar Family Trust Agreement Dated May 11, 2009 to me known (or proved to me on the basis of satisfactory evidence) who proved herself to be the Co-Trustee of The Baymar Family Trust Dated May 11, 2009 and who acknowledged herself to be authorized to execute this Warranty Deed on the Trust's behalf and who further acknowledged that she executed this instrument for the purposes therein described.

Witness my hand and official seal, this the 7th day of April, 2021.

Notary Public

My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Roberts, Co-Trustee of The Baymar Family Trust Agreement Dated May 11, 2009 to me known (or proved to me on the basis of satisfactory evidence)who proved himself to be the Co-Trustee of The Baymar Family Trust Dated May 11, 2009 and who acknowledged himself to be authorized to execute this Warranty Deed on the Trust's behalf and who further acknowledged that he executed this instrument for the purposes therein described.

Witness my hand and official seal, this the 7th day of April, 2021.

Notary Public

My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON