Karen Johnson Davidson County
Batch# 639284 DEEDWARR
05/19/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $764.05
20210519-0067630

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.2.24
(AFFIX SEAL)

SARAH JAMES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

O-SB-VRES-21-1808-213

**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) |
|---|---|---|
| **Ella Fayer** | Same As Owner | |
| (NAME) | (NAME) | |
| **1808 State Street Apt 213** | | **092-12-0A-213.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (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 R. ROBERTS, SR., CO-TRUSTEE FOR THE BAYMAR FAMILY TRUST DATED MAY 11, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLA FAYER, 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 located in Davidson County, Tennessee, being Unit 213 of State House, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is sett out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing State House of record in Book 7333, Page 36, in the Register's Office for Davidson County, Tennessee;

The name of the Trustee of the Baymar Family Trust dated May 11, 2009, as changed from Pamela Roberts Allen to Pamela Roberts Allen and John R. Roberts, Sr., Co-Trustee, as per that Notice of Change of Trustee as to Certain Real Estate recorded in Instrument No. 20151112-0115085, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Pamela Roberts Allen, Trustee for The Baymar Family Trust 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. Scrivener's Affidavit to correct the Page Number dated May 13, 2021 and recorded simultaneously in Instrument Number 20210519-0067629, Register's Office of Davidson County, Tennessee.

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 Street Apt 213, 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 17th DAY OF MAY, 2021.

Pamela Roberts Allen and John R. Roberts, Sr., Co-Trustee for the Baymar Family Trust dated May 11, 2009

BY: Pamela Roberts Allen co-Trustee
Pamela Roberts Allen
Trustee

BY: John A Roberts, co-Trustee
John R. Roberts, Sr.
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, TRUSTEE of PAMELA ROBERTS ALLEN AND JOHN R. ROBERTS, SR., CO-TRUSTEE FOR THE BAYMAR FAMILY TRUST DATED MAY 11, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of May, 2021.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. ROBERTS, SR., TRUSTEE of PAMELA ROBERTS ALLEN AND JOHN R. ROBERTS, SR., CO-TRUSTEE FOR THE BAYMAR FAMILY TRUST DATED MAY 11, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of May, 2021.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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

**TRUE COPY CERTIFICATION**

I, Matthew G. Noggle, 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 )

On this 21st day of April 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public




My Commission Expires: March 17, 2024