WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

O-SB-VRES-21-1808

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

Karen Johnson Davidson County
Batch# 647109 **DEEDWARR**
06/01/2021 12:52:46 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210601-0073144

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Julie Owens Properties, LLC, a Tennessee Limited Liability Company	New Owner	
c/o Julie Owens (NAME)	(NAME)	**092-12-0A-210.00-CO AND 092-12-0A-212.00-CO**
6212 Banbury Station (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (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-TRUSTEES 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 **JULIE OWENS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Nos. 210 and 212, in a Horizontal Property Regime of State House Manor, 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 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.

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. #210#212, 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 26th DAY OF MAY, 2021.

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

BY: Pamela Roberts Allen
Pamela Roberts Allen
Co-Trustee

BY: _____
John R. Roberts, Sr.
Co-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 and John R. Roberts, Sr., Co-Trustees 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 the Warranty Deed in their capacity as Co-Trustees for the Baymar Family Trust dated May 11, 2009 to be their free act and deed.

Witness my hand and official seal, this the 26th day of May, 2021.

_____
Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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