Karen Johnson Davidson County
Batch# 828711 DEEDWARR
03/25/2022 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20220325-0034851

WARRANTY DEED

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

O-VRES-1808-0103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Laurie Roy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2022.

Suzanne Rafla
Notary Public

MY COMMISSION EXPIRES: 3-9-2025
(AFFIX SEAL)

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)
Better Real Estate, LLC	Better Real Estate LLC	
(NAME)	(NAME)	**092-12-0A-103.00-CO**
175 Greenwich St, 59th Flr	175 Greenwich St, 59th flr	
(ADDRESS)	(ADDRESS)	
New York, NY 10007	New York, NY 10007	
(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, A MARRIED MAN ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETTER REAL ESTATE, LLC,** 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. 103 in a Horizontal Property Regime of State House Manor of record in Book 7333, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

NOTE: Legal description in both Book 7654, Page 590 and Book 8285, Page 89 contain an error in Book/Page number of the Master Deed. They both show as Book 7333, Page 56. It should be Book 7333, Page 36.

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. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 1808 State Street #103 Nashville, Tennessee 37203.

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

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7333, Page 36 amended in Book 7374, Page 800, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of State House Condominiums of record in Book 7333, Page 57 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 #103, 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 23rd DAY OF FEBRUARY, 2022.

John R. Roberts by Brian Mitchell, attorney in fact

John R. Roberts, 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, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN R. ROBERTS. **SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER** 202203250034850.

Witness my hand and official seal, this the ~~24th~~ 23rd KB of February, 2022.

Karen Boswell

Notary Public
My Commission Expires: 2/26/2025
(SEAL)

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

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

Tennessee Certification of Electronic Document

I, Courtney Kern, do hereby make oath that I am a licensed attorney and/or 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 **02/23/2022** (date of document).

Courtney Kern
Affiant Signature

03/18/2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this **18th** day of March, 2022.

Suzanne A
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145