WARRANTY DEED

Karen Johnson Davidson County
Batch# 840408 **DEEDWARR**
04/18/2022 10:15:12 AM 2 pgs
Fees: $13.00 Taxes: $1,070.78

20220418-0044048

O-VRES-22-1808-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

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)
Emily Rogers	**DAS Acquisition Company, LLC**	
(NAME)	(NAME)	**092-12-0A-101.00-CO**
1619 12th Avenue North Apt D	**12140 Woodcrest Executive Drive, Suite 150**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**St. Louis, MO 63141**	
(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, **JAN ROBERTS CALDWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY ROGERS,** 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. 101 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 the same property conveyed to Jan Roberts Caldwell by Quitclaim deed from R-5 Investments, a General partnership composed of Charles Edward Roberts, Jr., Pamela Roberts Allen, John R. Roberts, Sr., Jan Roberts Caldwell and Suzanne Roberts of record in Instrument No. 20141223-0117472, Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 23, 2014.

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 # 101, Nashville, Tennessee 37203-2236**.

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 14th DAY OF APRIL, 2022.

Jan Roberts Caldwell by Brian Mitchell attorney in fact

Jan Roberts Caldwell, by her 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 JAN ROBERTS CALDWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said JAN ROBERTS CALDWELL.

Witness my hand and official seal, this the 14th of April, 2022.

Dawn Martin
Notary Public
My Commission Expires: 10/2/22
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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