WARRANTY DEED

Karen Johnson Davidson County
Batch# 875963 DEEDWARR
06/22/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220622-0071420

T-VRES-22-1808-107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/10/2024 (AFFIX SEAL)

MARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY 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)
Dawn R. Payne	New Owner	
(NAME)	(NAME)	**092-12-0A-107.00-CO**
1808 State Street #107		
(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, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWN R. PAYNE, 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. 107, 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 Pamela Roberts Allen by Quitclaim deed from R-5 Investment, 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. 20141223-0117470 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 23, 2014.

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

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, 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 , Book 7333, Page 56 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 #107, 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 13 DAY OF JUNE, 2022.

Pamela Roberts Allen

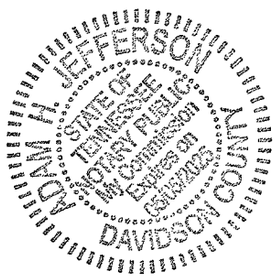
Pamela Roberts Allen

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, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Joshua A. Terry, 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 June 13, 2022.

Affiant Signature

June 15 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on June 15 2022

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON