WARRANTY DEED

Karen Johnson Davidson County
Batch# 884380 DEEDWARR
07/06/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220706-0077678

O-VRES-22-1808-313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-28-2025

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)
Bryce Humphrey	Same As New Owner	
(NAME)	(NAME)	**092-12-0A-313.00-CO**
1808 State St #313		
(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, **SUZANNE ROBERTS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYCE HUMPHREY, UNMARRIED,** 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. 313 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 Suzanne Roberts 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 Robert of record in Instrument No. 20141223-0117471 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on December 23, 2014.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, 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 St #313, 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 5th DAY OF JULY, 2022.

Suzanne Roberts by Brian Mitchell
Attorney in Fact

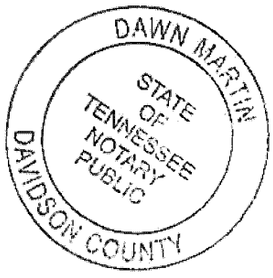
Suzanne Roberts by Brian Mitchell, Attorney In Fact

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 SUZANNE ROBERTS, and who acknowledged he/she/they executed the same as the free act and deed of the said SUZANNE ROBERTS.

Witness my hand and official seal, this the 5th of July, 2022.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)



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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **July 5, 2022**.

Affiant Signature

July 5, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

5th day of **July**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

