WARRANTY DEED

G-VRES-22-1808-311

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(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)
Hunter Cole **John Christopher Cole**	**Legacy Home Loans LLC dba Steadfast Mortgage**	
(NAME) **1808 State Street Apt #311**	(NAME) **1036 Stearman Drive #6**	**092-12-0A-311.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **White House, TN 37188**	
(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 **HUNTER COLE, AN UNMARRIED MAN WITH A 50% UNDIVIDED INTEREST AND, JOHN CHRISTOPHER COLE, A MARRIED MAN, WITH A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** 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. 311 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 a portion of the same property conveyed to Suzanne Roberts by Warranty deed from Carson C. Driver, Jr. of record in Book 7652, page 772, Register's Office for Davidson County, Tennessee, dated September 12, 1988 and recorded on September 14, 1988.

This conveyance is subject to:
- Taxes for the year 2023 and thereafter, not yet due and payable.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 State Street Apt #311, 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.

Karen Johnson Davidson County
Batch# 928712 DEEDWARR
10/12/2022 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20221012-0111929

Witness my/our hand(s) this the 11th DAY OF OCTOBER, 2022.

Suzanne Roberts by Brian Mitchell
attorney in fact

Suzanne Roberts by Brian Mitchell,
Attorney in Fact

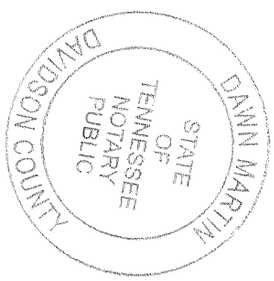
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 on 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 11th of October, 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

True Copy Certification

I, **Pam Autry,** 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 this the 11th day of October, 2022.

Affiant Signature
Date 10/11/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

