WARRANTY DEED

Karen Johnson Davidson County
Batch# 956053 DEEDWARR
12/29/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20221229-0133515

G-VRES-22-1808-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
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)
Robert Pedraza and Laura Pedraza	New Owner	
(NAME)	(NAME)	**092-12-0A-106.00-CO**
1808 State St #106		
(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, **CAITLIN R. JENNINGS, SINGLE AND JOHN R. ROBERTS, JR., SINGLE AND CHARLES F. ROBERTS, SINGLE AND JACKSON R ROBERTS, SINGLE AND SPENCER G ROBERTS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT PEDRAZA AND LAURA PEDRAZA, HUSBAND AND WIFE,** 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. 106 in a Horizontal Property Regime established under the Master Deed 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 Charles Edward Roberts, Jr., and Suzanne Roberts and Pam Allen and John Roger Roberts by Warranty Deed from Mal-Gar Service Company, Inc., of record in Book 9655, Page 957, Register's Office for Davidson County, Tennessee, dated April 25, 1995 and recorded on April 27, 1995.

Being a portion of the same property conveyed to R-5 Investments, a general partnership, by Quitclaim Deed from Charles Edward Roberts, Jr., Suzanne Roberts, a/k/a Susanne Roberts, Pam Allen and John Roger Roberts, of record in Book 11295, Page 113, Register's Office for Davidson County, Tennessee, dated January 12, 1999 and recorded on January 12, 1999.

Being the same property conveyed to Caitlin R. Jennings, John R. Roberts, Jr., Charles F. Roberts, John R. Roberts, Sr., as custodian for Spencer G. Roberts, and John R. Roberts, Sr., as custodian for Jackson R. Roberts, under the Tennessee uniform transfers to minors act, each one-fifth (1/5th) undivided interest, 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. 20141223-0117469 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 23, 2014.

Quitclaim Deed from John Roberts, Sr., as Custodian for Spencer G. Roberts and John R. Roberts, Sr. as Custodian for Jackson R. Roberts to Spencer G. Roberts and Jackson R. Roberts filed December 5, 2022 of record in Instrument No. 20221205-0126615, Register's Office for Davidson County, Tennessee.

The above referenced property was investment property and has never been the principal marital residence for Spencer G. Roberts.

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

This is **improved** property known as: **1808 State St #106, 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 22nd DAY OF DECEMBER, 2022.

Caitlin R. Jennings by Brian Mitchell
Attorney In Fact
Caitlin R. Jennings by Brian Mitchell,
Attorney in Fact

John R. Roberts, Jr. by Brian Mitchell
Attorney In Fact
John R. Roberts, Jr. by Brian Mitchell,
Attorney in Fact

Charles F. Roberts by Brian Mitchell
Attorney In Fact
Charles F. Roberts by Brian Mitchell,
Attorney in Fact

Jackson R. Roberts by Brian Mitchell
Attorney In Fact
Jackson R Roberts by Brian Mitchell,
Attorney in Fact

Spencer G. Roberts by Brian Mitchell
Attorney In Fact
Spencer G 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 CAITLIN R. JENNINGS, JOHN R. ROBERTS, JR., CHARLES F. ROBERTS, JACKSON R ROBERTS, AND SPENCER G ROBERTS, and who acknowledged he executed the same as the free act and deed of the said CAITLIN R. JENNINGS, JOHN R. ROBERTS, JR., CHARLES F. ROBERTS, JACKSON R ROBERTS, AND SPENCER G ROBERTS.

Witness my hand and official seal, this the 22nd of December, 2022.

Notary Public
My Commission Expires: 7/7/2025
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 7/07/2025
DAVIDSON COUNTY

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 12/22/2022.

Affiant Signature

12/29/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/29/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON