WARRANTY DEED

Karen Johnson Davidson County
Batch# 993227 DEEDWARR
04/18/2023 03 09 18 PM 3 pgs
Fees $18 00 Taxes $1,017 50

20230418-0028572

G-VRES-23-0900-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM 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)
Stephanie M. Wright and William S. Wright	New owner	
(NAME)	(NAME)	**092-16-0B-017 00-CO**
501 Sweetberry Dr		
(ADDRESS)	(ADDRESS)	
Monteagle, TN 37356		
(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 AND JOHN R. ROBERTS, SR., CO-TRUSTEES OF THE BAYMAR FAMILY TRUST DATED MAY 11, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE M. WRIGHT AND WILLIAM S. WRIGHT, WIFE AND HUSBAND,** 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

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O B Hayes Second Plan of Small Lots in Nashville of record in Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as
Unit No 210 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Mary Frances Rudy, an unmarried woman by Warranty Deed from Brian J Donnelly of record in Instrument No 20060106-0002264 Register's Office for Davidson County, Tennessee, dated December 30, 2005 and recorded on January 06, 2006
Being the same property conveyed to Mary Ann Roberts by Quitclaim Deed from Mary Frances Rudy of record in Instrument No 20061109-0139333 Register's Office for Davidson County, Tennessee, dated February 09, 2006 and recorded on November 09, 2006
Being a portion of the same property conveyed to Baymar Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mary Ann Roberts, a single person of record in Instrument No 20070706-0081074 Register's Office for Davidson County, Tennessee, dated June 26, 2007 and recorded on July 06, 2007 and Correction Quitclaim Deed recorded in Instrument No 20070807-0094237
Being a portion of the same property conveyed to Pamela Roberts Allen and John R Roberts, Sr , Co-Trustees for The Baymar Family Trust dated May 11, 2009 by Quitclaim Deed from Baymar Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No 20151007-0102443 Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 07, 2015 Notice of Change of Trustee as to certain Real Estate recorded on November 12, 2015 of record in Instrument No 20151112-0115085, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 1, Page 81, Chancery Court, Davidson County, Tennessee and Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7051, Page 529, as amended in Book 7119, Page 884, and Appointment of Successor Trustee to said Master Deed of record in Instrument 20100408-0026686, Register's Office for Davidson County, Tennessee
- Charter of Incorporation of University Square Homeowner's Association of record in Book 7078, Page 443, in the Register's Office for Davidson County, Tennessee
- Grant of Public Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through The Power Board of said Government of record in Instrument Number 20130906-0094167, 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 **900 19th Ave S #210, Nashville, Tennessee 37212**.

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 APRIL, 2023

The Baymar Family Trust dated May 11, 2009

BY: Pamela Roberts Allen
Pamela Roberts Allen
Co-Trustee

STATE OF Tenn
COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA ROBERTS ALLEN, CO-TRUSTEE of THE BAYMAR FAMILY TRUST DATED MAY 11, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 13 of April, 2023

Donna J. Roberson
Notary Public
My Commission Expires 7-31-2024
(SEAL)

DONNA J. ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Witness my/our hand(s) this the 14th DAY OF APRIL, 2023

The Baymar Family Trust dated May 11, 2009

BY: John R Roberts
John R. Roberts, Sr
Co-Trustee

STATE OF TN
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R ROBERTS, SR , CO-TRUSTEE of THE BAYMAR FAMILY TRUST DATED MAY 11, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 14th of April, 2023

Tracey Reed
Notary Public
My Commission Expires 1-13-27
(SEAL)

TRACEY REED
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

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