WARRANTY DEED

Karen Johnson Davidson County
Batch# 996333 DEEDWARR
04/26/2023 10 42 08 AM 3 pgs
Fees $18 00 Taxes $1,017 50

20230426-0030594

G-VRES-23-1808-214

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 24th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 05/05/2025

(AFFIX SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires DAVIDSON 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)
Yanfeng Li and Yan Gong	**Same as New Owner**	
(NAME)	(NAME)	**092-12-0A-214 00-CO**
2911 23rd Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **YANFENG LI AND YAN GONG, 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

Property in Davidson County, Tennessee, being Unit 214, Horizontal Property Regime of State House Manor, as established in Master Deed of record in Book 7333, Page 56 and as amended in Instrument No 20160504-0043758, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Pamela Roberts Allen, Trustee 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
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 20070807-0094240 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 07, 2007
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 20070706-0081073 Register's Office for Davidson County, Tennessee, dated June 26, 2007 and recorded on July 06, 2007
Being the same property conveyed to Edward Bay Roberts and wife, Mary Ann Roberts by Warranty deed from Carson C. Driver, Jr of record in Book 7652, page 758 Register's Office for Davidson County , Tennessee, dated September 12, 1988 and recorded on September 14, 1988 The said Edward Bay Roberts is deceased, having died on June 11, 2004, leaving Mary Ann Roberts as surviving tenant by the entirety

This conveyance is subject to
- Taxes for the year 2023, a lien 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 36, 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 #214, 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 21 DAY OF APRIL, 2023

Baymar Family Trust Dated May 11, 2009

BY. Pamela Roberts Allen
Pamela Roberts Allen
Co-Trustee

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, CO-TRUSTEE of 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 21st of April, 2023

Vickie Ezell
Notary Public
My Commission Expires 11/27/2023
(SEAL)

VICKIE EZELL
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Witness my/our hand(s) this the 24th DAY OF APRIL, 2023

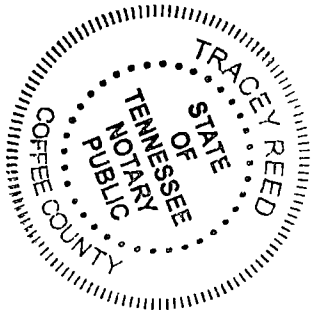
BY _____
John R Roberts, Sr
Co-Trustee

STATE OF TENNESSEE
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 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 24th of April, 2023

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



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