Karen Johnson Davidson County
Batch# 1006820 DEEDWARR
05/23/2023 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20230523-0038892

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026 (AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-P-23-1808-211

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)
Berry Trust dated April 19, 2006	**Same as New Owner**	
(NAME) **25907 Vernadah Ct**	(NAME)	**092-12-0A-211.00-CO**
(ADDRESS) **Stevenson Ranch, CA 91381**	(ADDRESS)	
(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 AGREEMENT DATED MAY 11, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES E. BERRY AND KATHLEEN A. BERRY, TRUSTEES OF THE BERRY TRUST DATED APRIL 19, 2006, AS AMENDED AND RESTATED U/A/D FEBRUARY 9, 2021,** 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 211 in a Horizontal Property Regime of State House Manor, of record in Book 7333, Page 36 and as amended in Instrument No. 20160504-0043758, said Register's Office, to which plan reference is made for a more complete description.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated October 06, 2015 and recorded on October 07, 2015.
Being part 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, in the Register's Office of Davidson County, Tennessee, dated July 27, 2007 and recorded on August 07, 2007. Being part 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, in the Register's Office of Davidson County, Tennessee, dated June 26, 2007 and recorded on July 06, 2007.
Being part of the same property conveyed to Edward Bay Roberts and wife, Mary Ann Roberts, by Warranty Deed from Jerry R. Bellar and wife, Jacqueline A. Bellar, of record in Book 7773, Page 551, in the Register's Office of Davidson County, Tennessee, dated February 12, 1989 and recorded on February 16, 1989.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deedestablishing State House Homeowners' Association Condominium of record in Book 7333, Page 36, as amended by instrument(s) of record in Book 10544, Page 994 and Instrument No. 20160504-0043758; also subject to easements, rights and interests 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 building thereon.
- 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 #211, 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 MAY, 2023.

The Baymar Family Trust Agreement dated May 11, 2009

BY: Pamela Roberts Allen

Pam Roberts
Co-Trustee

VICKIE EZELL
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAM ROBERTS, CO-TRUSTEE of THE BAYMAR FAMILY TRUST AGREEMENT 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 22nd of May, 2023.

Vickie Ezell

Notary Public
My Commission Expires: 11-27-23
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ROBERTS, SR, CO-TRUSTEE of THE BAYMAR FAMILY TRUST AGREEMENT 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 22nd of May, 2023.

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

TRACEY REED
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Witness my/our hand(s) this the 17 DAY OF MAY, 2023.

The Baymar Family Trust Agreement dated May 11, 2009

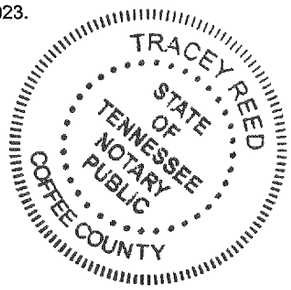
BY: _____
John Roberts, Sr
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ROBERTS, SR, CO-TRUSTEE of THE BAYMAR FAMILY TRUST AGREEMENT 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 17 of May, 2023.

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



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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Fridel, 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 May 22, 2023.

Custodian's Signature

5.23.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

