WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Eve Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

G-P-23-1808-201

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)
Kurt Schafer and Jeanette Schafer	Kurt A Schafer	
(NAME) 1808 State St #201	(NAME) 162 Wash Ct	092-12-0A-201.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Lake Zurich IL 60047	
(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, **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 **KURT SCHAFER AND JEANETTE SCHAFER, 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

A Certain Condominium Unit in Davidson County, Tennessee, being Unit 201, Horizontal Property Regime of State House Manor, as established in Master Deed of record in Book 7333, Page 36 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 Hoomayoon Najafabadi of record in Book 7745 page 862 Register's Office for Davidson County , Tennessee, dated January 05, 1989 and recorded on January 06, 1989.
The said Edward Bay Roberts having died on or about 11, 2004, vesting Mary Ann Roberts as surviving tenant by the entirety.

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 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

Karen Johnson Davidson County
Batch# 1012544 DEEDWARR
06/08/2023 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20230608-0043610

This is **improved** property known as: **1808 State St #201, 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 2nd DAY OF JUNE, 2023.

The Baymar Family Trust Agreement Dated May 11, 2009

BY: Pam Roberts Allen
Pam Roberts Allen
Co-Trustee

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAM ROBERTS ALLEN, 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.

VICKIE EZELL
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Witness my hand and official seal, this the 2nd of June, 2023.

Vickie Ezell
Notary Public

My Commission Expires: 11/27/2023
(SEAL)

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

The Baymar Family Trust Agreement Dated May 11, 2009

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 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)

TRACEY REED
NOTARY PUBLIC
STATE OF TENNESSEE
COFFEE 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 May 17, 2023 & June 2nd, 2023

Affiant Signature – Joshua A. Terry

6/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/7/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON