Karen Johnson Davidson County
Batch# 1060833 DEEDWARR
10/16/2023 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,032.30
20231016-0080894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 09/07/2024

(AFFIX SEAL)

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2024

G-P-23-1808-0105

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)
Tedros M. Yohannes		
(NAME)	(NAME)	
1808 State St #105	new owner	**092-12-0A-105.00-CO**
(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, **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 **TEDROS M. YOHANNES, A SINGLE PERSON,** 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 105 in a Horizontal Property Regime of State House Manor, of record in Book 7333, Page 56 and as amended in Instrument No. 20160504-0043758, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Pamela Roberts Allen and John R. Roberts, Sr, Co-Trustees, of 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 and Notice of Change of Trustee, recorded on November 12, 2015 in Instrument No. 20151112-0115085.
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 Jack Driver and Son, Inc of record in Book 7647, page 677, Register's Office for Davidson County, Tennessee, dated September 02, 1988 and recorded on September 08, 1988.

This conveyance is subject to:
- Taxes for the year 2023 now due and payable 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 1808 State St #105, 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 ~~13th~~ 11th DAY OF OCTOBER, 2023.

Baymar Family Trust dated May 11, 2009

BY: Pam Roberts Allen
Pam Roberts Allen
Co-Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAM 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 11th of October, 2023.

Stephanie Tipps
Notary Public
My Commission Expires: 7-31-24
(SEAL)

STEPHANIE TIPPS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Baymar Family Trust dated May 11, 2009

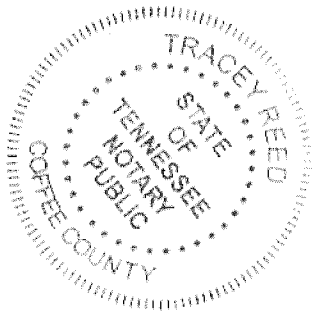
BY: _____
John R. Roberts, Sr.
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN 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 10th of October, 2023.

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



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

Tennessee Certification of Electronic Document

I, Paul Soper, 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 10/13/23 (date of document).

Affiant Signature

10/16/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

