# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson
Batch # 1132348
05/08/2024 10:32:39 AM
Fees: $18.00 Taxes: $1,091.50

Davidson County
DEEDWARR
3 pgs

20240508-0033862

**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) |
|---|---|---|
| **The Mihaila Family 2021 Trust, UTD November 4, 2021** | **Bay Equity, LLC** | |
| (NAME) **225 Sierra Vista Avenue** | (NAME) **2300 Clayton Road, #1300** | **092-16-0B-033.00-CO** |
| (ADDRESS) **Mountain View, CA 94043** | (ADDRESS) **Concord, CA 94520** | |
| (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 **GEORGE ANDREI MIHAILA AND HARITINA GRATIELA MIHAILA AS TRUSTEES OF THE MIHAILA FAMILY 2021 TRUST, UTD NOVEMBER 4, 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:

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 Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Units Nos. 312 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, said Register's Office.

Being a portion of the same property conveyed to Pamela Roberts Allen, Trustee For The Baymar Family Trust Dated May 11, 2009, Her successors and heirs and assigns 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. 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 on August 07, 2007. Being a portion of the same property conveyed to Mary Ann Roberts by Warranty Deed from Bry Holdings, Inc of record in Instrument No. 20060222-0020627 Register's Office for Davidson County, Tennessee, dated February 08, 2006 and recorded on February 22, 2006.

This conveyance is subject to:
• Taxes for the year 2024, 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• 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 Avenue S. Unit 312, 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 30th DAY OF APRIL, 2024.

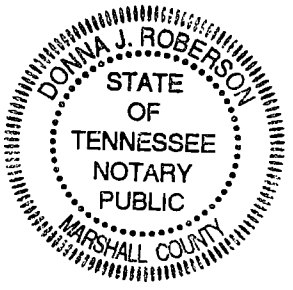
The Baymar Family Trust Dated May 11, 2009
BY: Pamela Roberts Allen
Pamela Roberts Allen
Co-Trustee

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 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 30th of April, 2024.

Donna J. Roberson
Notary Public
My Commission Expires: 7-31-24
(SEAL)



Witness my/our hand(s) this the 30th DAY OF APRIL, 2024.

The Baymar Family Trust Dated May 11, 2009

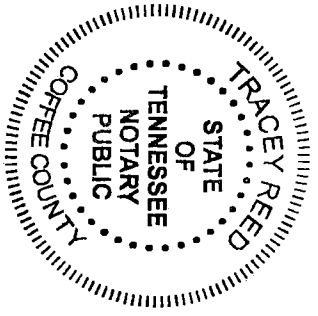
BY: _____
John R. Roberts, Sr
Co-Trustee

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 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 30th of April, 2024.

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




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