WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-FSBO-24-900-210

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1139832
05/28/2024 12:53:30 PM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20240528-0039403

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
John R. Roberts, Sr.	**Same as New Owner**	
(NAME)	(NAME)	**092-16-0B-017-00**
2610 Hillsboro Hwy		
(ADDRESS)	(ADDRESS)	
Manchester, TN 37355		
(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, **STEPHANIE M. WRIGHT AND WILLIAM S. WRIGHT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN R. ROBERTS, SR., A MARRIED MAN,** 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 Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as Unit No. 210 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, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Stephanie M. Wright and William S. Wright, wife and husband by Warranty Deed from Pamela Roberts Allen and John R. Roberts, Sr., Co-Trustees of the Baymar Family Trust dated May 11, 2009 of record as Instrument No. 20230418-0028572 in the Register's Office for Davidson County, Tennessee, dated April 13, 2023 and recorded on April 18, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan recorded in (book) 6900 (page) 124, of Official Records.
- Covenants, conditions, restrictions and easements contained in Master Deed recorded as (book) 7051 (page) 539; amended in Book 7119, Page 884; and Appointment of Successor Trustee to said Master Deed in Instrument No. 20100408-0026686
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan recorded in (book) 1 (page) 81, of Official Records.
- Charter of Incorporation of University Square Homeowner's Association as set forth in (book) 7078 (page) 443.
- Grant of Public Utility Easement as set forth in 20130906-0094167.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 19th Ave S #210 , 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 24th DAY OF MAY, 2024.

Stephanie M. Wright

William S. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE M. WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM S. WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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