WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

aren Johnson
atch # 1278188
5/27/2025 03 04 32 PM
ees $13 00 Taxes $647 50
20250527-0041502

Davidson County
DEEDWARR
2 pgs

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)
B&B Real Estate Investments LLC	**Same as New Owner**	
(NAME)	(NAME)	**136-03-0A-023 00-CO**
411 Tessa Court		
(ADDRESS)	(ADDRESS)	
Murfressboro, TN 37128		
(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, **DUANE EMERSON ROBERTS AND WIFE, TRACY JEAN ROBERTS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **B&B REAL ESTATE INVESTMENTS LLC,** 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 Townhouse Unit No. 23, Building 4 on the Plan of Priest Lake Condominium Townhouse, Phase I, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Duane Emerson Roberts, unmarried man by Warranty Deed from Clarence Darkwa, unmarried of record in Instrument No 20210625-0086401 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on June 25, 2021

This conveyance is subject to·

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 79 and Book 4460, Page 88, Register's Office for Davidson County, Tennessee
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 Priest Lake Park Condominiums of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, and Book 5189, Page 671, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4651, Page 420, as amended in Book 5083, page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument Number 20050817-0097909, 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 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872, Instrument No 20150709-0066742 and Instrument Number 20060228-0022873, 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 for Homeowner's Association of record in Book 4944, Page 115, Register's Office for Davidson County, Tennessee
- Rules and Regulations of record in Instrument Number 20161205-0127268, in the Register's Office for

Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4000 Anderson Road #23, Nashville, Tennessee 37217**

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 22 DAY OF MAY, 2025

Duane Emerson Roberts

Tracy Jean Roberts

Tracy Jean Roberts, spouse of Duane Emerson Roberts, hereby joins in this conveyance and does transfer and convey any and all marital interest may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUANE EMERSON ROBERTS, 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 22nd of May, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY JEAN ROBERTS, 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 22nd of May, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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