WARRANTY DEED

Karen Johnson
Batch # 1289999
06/25/2025 03:57:05 PM
Fees: $13.00 Taxes: $1,739.00

Davidson County
DEEDWARR
2 pgs

20250625-0050207

B-ELAM-25-900-603

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

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)
Jolie Jacomet	**Jolie Jacomet**	
(NAME)	(NAME)	**092-16-0B-062.00-CO**
900 19th Ave S Apt 603	**7429 W Pineberry Ridge**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Franklin, WI 53132**	
(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, **CAITLIN RENE' ROBERTS, MARRIED (F/K/A CAITLIN R. JENNINGS), AND JOHN R. ROBERTS, JR., UNMARRIED, AND CHARLES F. ROBERTS, UNMARRIED, AND SPENCER G. ROBERTS, MARRIED, AND JACKSON R. ROBERTS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOLIE JACOMET, UNMARRIED,** 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:

Being Unit No. 603, Level 8, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, page 529, Register's Office for Davidson County, Tennessee , together with the undivided percentage interest in the common elements appurtenant to said United as set forth in "Exhibit A" of said Master Deed as amended. Reference is hereby made to the plat of University Square Condominium Apartments of record in Book 6900, page 124, said Register's Office.

Being the same property conveyed to Caitlin R. Jennings, (n/k/a Caitlin Rene' Roberts), John R. Roberts Jr., Charles F. Roberts, Spencer G. Roberts, and John R. Roberts Sr., as Custodian For Jackson R. Roberts, Under The Tennessee Uniform Transfers To Minors Act by Warranty Deed from Mary Ann Roberts, a single person of record in Instrument No. 20151124-0119358 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on November 24, 2015.

Quitclaim Deed from John R. Roberts, Sr to Jackson R. Roberts, of Record in Instrument Number 20250625-0050201, Register's Office for Davidson County, Tennessee, dated May 29, 2025 and Recorded June 25, 2025.

This has never been a primary or marital residence of Grantors herein.

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 6900, Page 124, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of University Square Condominium Associationof record in Book 7051, Page 529, 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.
- By-Laws of Inc. of record in Book 7051, Page 559, in the Register's Office for Davidson County, Tennessee.
- Charter 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 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 Ave S Apt 603, 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 JUNE, 2025.

Caitlin René Roberts (f/k/a Caitlin R. Jennings) by Brian Mitchell attorney in fact
Caitlin Rene' Roberts (f/k/a Caitlin R. Jennings), by Brian Mitchell, Attorney-In-Fact

John R. Roberts, Jr. by Brian Mitchell attorney in fact
John R. Roberts, Jr., by Brian Mitchell, Attorney-In-Fact

Charles F. Roberts by Brian Mitchell attorney in fact
Charles F. Roberts, by Brian Mitchell, Attorney-In-Fact

Spencer G. Roberts by Brian Mitchell attorney in fact
Spencer G. Roberts, by Brian Mitchell, Attorney-In-Fact

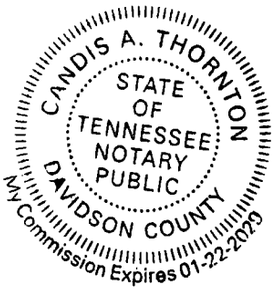
Jackson R. Roberts by Brian Mitchell attorney in fact
Jackson R. Roberts, by Brian Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CAITLIN RENE' ROBERTS, JOHN R. ROBERTS, JR., CHARLES F. ROBERTS, SPENCER G. ROBERTS, AND JACKSON R. ROBERTS, and who acknowledged he executed the same as the free act and deed of the said CAITLIN RENE' ROBERTS, JOHN R. ROBERTS, JR., CHARLES F. ROBERTS, SPENCER G. ROBERTS, AND JACKSON R. ROBERTS.

Witness my hand and official seal, this the 24th of June, 2025.

Candis A Thornton
Notary Public
My Commission Expires: 1-22-29
(SEAL)



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