This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 647072 DEEDWARR
06/01/2021 12:32:54 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210601-0073093

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $330,000

Affiant Signature

Subscribed and sworn to before me on this the 24 Day of May, 2021.

Notary Public

My Commission expires 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Royal Estate Properties, LLC
2824 Louise Russell Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 08112005700

WARRANTY DEED
21NT01218

Effective the 24 Day of May, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Monroe Smith, Aurthedess Smith and Alisha Smith, heirs at law of Joann Smith, Deceased.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Royal Estate Properties, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 in W. S. Settle's Subdivision of certain lots in North Nashville Real Estate Company's Plan, of record in Book 57, page 71, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the west side of Nassau Street and runs back between parallel lines 155 feet to an alley. This tract is improved and known as 1703 Nassau Street, Nashville, Tennessee.

Being the same property conveyed to Luther Guyton, by Deed from William Robert Swain, dated 10/10/1972 and recorded 10/25/1972 in Book 4649, page 550, Register's Office for Davidson County, Tennessee. Luther Guyton died 05/24/1979, leaving his heir at law as follows: Mattie Sue Guyton, as evidenced by affidavit of heirship dated 04/15/1980 and recorded 04/28/1980 in book 5595, page 842, Register's Office For Davidson County, Tennessee.

Mattie Sue Guyton died 03/21/2003, leaving her heir at law as follows: Joann Smith, as evidenced by affidavit of heirship dated 10/28/2003 and recorded 10/28/2003 as instrument no. 20031028-0158586, register's office for Davidson County, Tennessee Further Evidenced by Affidavits of Heirship dated _____ and Recorded 6/1/21 as Instrument no. 20210601-0073091 AND Affidavits of Heirship dated _____ and Recorded 6/1/21 as Instrument no. 20210601-0073092, Register's Office for Davidson County, Tennessee.

Joann Smith died 05/2/2020, leaving her heirs at law as follows: Monroe Smith, Aurthedess Smith & Alisha Smith, as evidence by affidavits of heirship dated 04/29/2021 and recorded 04/30/2021, as instrument no. 20210430-0058379 AND 20210430-0058378, Register's Office for Davidson County, Tennessee.
This is an improved property commonly known as 1703 Nassau St., Nashville, TN 37208

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JSB AR 211703

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19 day of May, 2024



Monroe Smith

Monroe Smith

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Monroe Smith,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of May, 2024.

Notary Public

My Commission expires: 03-03-2025

Aurthedess Smith

Aurthedess Smith

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Aurthedess Smith** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of May, 2024

Notary Public

My Commission expires: 03-03-2025



Alisha Smith

Alisha Smith

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alisha Smith.** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of May, 2021

Notary Public

My Commission expires: 03-03-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025