WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

O-SB-KP-21-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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
Aaron Frank, Trustee of the Queen's Reign Trust under Agreement dated May 20, 2021	Owner	
(NAME) P O BOX, 340020	(NAME)	082-03-0-348.01
(ADDRESS) Nashville, TN 37203-0020	(ADDRESS)	
(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, **JOHN PAUL RONEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON FRANK, TRUSTEE OF THE QUEEN'S REIGN TRUST UNDER AGREEMENT DATED MAY 20, 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 Lot Nos. 77 and 78 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Paul Roney by Warranty deed from Three Beans Properties, a partnership of record in Instrument No. 20090713-0064873 Register's Office for Davidson County, Tennessee, dated July 01, 2009 and recorded on July 13, 2009.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, 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: **1000 Stainback Ave, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch# 650265 **DEEDWARR**
06/07/2021 09:17:44 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20210607-0075669

Witness my/our hand(s) this the 3 DAY OF JUNE, 2021.

John Paul Roney

STATE OF Arizona

COUNTY OF Coconino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN PAUL RONEY, 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 3rd of June, 2021.

Notary Public
My Commission Expires: 6/1/22
(SEAL)

OFFICIAL SEAL
ANDREW GOTTSCHLING
NOTARY PUBLIC – STATE OF ARIZONA
COCONINO COUNTY
My commission expires June 01, 2022.

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Nashville, TN 37212