WARRANTY DEED

Karen Johnson Davidson County
Batch# 803770 DEEDWARR
02/10/2022 03:14:15 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20220210-0015773

Y-RC-22-712

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2024

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 9th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (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)
Royal Cash Offer, LLC	**New Owner**	
(NAME)	(NAME)	**082-07-0-428.01**
467 Belinda Pkwy.		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **BEVERLY FRAZIER CHILDS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROYAL CASH OFFER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

The following parcels of real property located in Davidson County, Tennessee, to-wit:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being part of an unnumbered tract shown on the Plan of Sarah A. Hart's Subdivision, as of record in Book 57, Page 151, Register's Office for said County, described as follows:

Beginning at a point in the West margin of North 5th Street, 450 feet South of the South margin of Arrington Street, thence Westerly parallel to the South line of Arrington Street, 170 feet to an alley; thence Southerly 50 feet to the Northwest corner of Lot No.34 of said Sarah Hart's Plan; thence with the line of the same, Easterly 170 feet to the West margin of North 5th Street; thence with the margin of same, Northerly 50 feet to the beginning.

Being the same real property conveyed to Annie Mae Frazier and Johnny Frazier by Warranty Deed from Calvin A. Buchman and Morris Kraft of record in Book 5551, Page 429 of the Register's Office for Davidson County, Tennessee dated January 02, 1980 and recorded on January 04, 1980.

The said Johnny Frazier died intestate on July 28, 1980 while a resident of Davidson County, Tennessee, leaving four (4) children as his heirs-at-law, being the undersigned Annie Mai Frazier, (also known as Annie Mae Frazier), Nannie C. Adams, Hobart Frazier and Clifton Frazier. It is the intent of the undersigned to convey the one-half undivided interest of Johnny Frazier, deceased, to Annie Mai Frazier (also known as Annie Mae Frazier) such that she will own the entire property in fee simple absolute.

Being the same property conveyed to Annie Mai Frazier (also Known as Annie Mae Frazier) by Warranty Deed from Annie Mai Frazier, (also known as Annie Mae Frazier), Nannie C. Adams, Hobart Frazier and Clifton Frazier of record in Instrument No. 20060501-0049204 Register's Office for Davidson County, Tennessee, dated March 13, 2006 and recorded on May 01, 2006.

Being the same property conveyed to Beverly Frazier Childs, individually by Executrix's Deed from Beverly Frazier Childs, Executrix for the Estate of the Annie M. Frazier of record in Instrument No. 20190924-0096693 Register's Office for Davidson County, Tennessee, dated August 13, 2019 and recorded on September 24, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 151, Register's Office for Davidson County, Tennessee.
- Affidavit of Memorandum of Agreement Concerning Real Estate of record in Instrument Number 20220114-0006146, 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: **712 N. 5th St., 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.

Witness my/our hand(s) this the 9th DAY OF FEBRUARY, 2022.

Beverly Frazier Childs

Beverly Frazier Childs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY FRAZIER CHILDS, 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 9th of February, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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