WARRANTY DEED

Karen Johnson Davidson County
Batch# 803770 **DEEDWARR**
02/10/2022 03:14:15 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20220210-0015774

Y-RC-22-712-2ND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(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)
Titan Home Builders LLC	**New Owner**	
(NAME)	(NAME)	**082-07-0-428.01**
306 Sandhill Road		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(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, **ROYAL CASH OFFER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TITAN HOME BUILDERS 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 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.

Being the same property conveyed to Royal Cash Offer, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Beverly Frazier Childs, a single woman, of record in Instrument No. 20220210-0015773, Register's Office for Davidson County, Tennessee, dated February 9, 2022 and recorded on February 10, 2022.

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.

Royal Cash Offer, LLC

BY: _____
Eduardo C. Araujo
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDUARDO C. ARAUJO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ROYAL CASH OFFER, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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