THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1284973 DEEDWARR
06/16/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250616-0047119

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Purvi Sheth 2110 Scott Avenue Nashville, TN 37216	NEW OWNER	072-14-0-407.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Royal 3 Innovations LLC, a Tennessee Limited Liability Company, and Solo Construction LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Purvi Sheth, a single woman** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 2110 Scott Avenue, Nashville, TN 37216 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Being Lot No. 12 on the Plan of Jean's Estates a Re- Subdivision of Lot 1 of the M.M Harvill Subdivision, as of record in Book 3500, Page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Solo Construction LLC, a Tennessee limited liability company and Royal 3 Innovations LLC, a Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20250213-0010969 Register's Office for Davidson County, Tennessee, dated February 11, 2025 and recorded on February 13, 2025.

This is improved (X) unimproved ( ) property known as 2110 Scott Avenue, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 11th day of June, 2025.

Royal 3 Innovations LLC, a Tennessee Limited Liability Company

By: _____
Francisco Reyes, Sole Member

Solo Construction LLC, a Tennessee Limited Liability Company

By: _____
Sebastian Penagos, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Francisco Reyes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Sole Member of **Royal 3 Innovations LLC**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Francisco Reyes, as Sole Member.

Witness my hand, at office, this 11th day of June, 2025.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sebastian Penagos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Sole Member of **Solo Construction LLC**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Sebastian Penagos, as Sole Member.

Witness my hand, at office, this 11th day of June, 2025.

_____
Notary Signature
My commission expires: 2-27-2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 11 day of June, 2025.

_____
Notary Public
My commission expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 11, 2025.

J. Carlton Drumwright

June 11, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 11, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY