Karen Johnson Davidson County
Batch# 1328755 DEEDQC
10/01/2025 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251001-0078292

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

2069 Shaw Road, LLC,
2069 Shaw Road,
Goodlettsville, TN 37072

Send Tax Bill to:
Owner

Map-Parcel Numbers:
024 00 0 193.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1 day of October, 2025.

Notary Public

My Commission Expires:
3-20-28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PEDRO ALVAREZ JIMENEZ**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **2069 SHAW ROAD, LLC, AN INDIVIDUALLY PROTECTED SERIES OF ROYAL HOME INVESTMENTS, LLC, A TENNESSEE SERIES LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2069 Shaw Road, Goodlettsville, Tennessee 37072.

PA.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st ~~day~~ of October, 2025.

By: Pedro Alvarez Jimenez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Pedro Alvarez Jimenez**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness hand and official seal at office at Brentwood Tennessee, on this the 1st day of October, 2025.

My Commission Expires:

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Exhibit A

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, registered land surveyor, No. 1459, as follows: Beginning at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, Page 376, Register's Office for Davidson County, Tennessee; thence with the line of Williams S 68°00'00" E 301.48 feet to an iron pin: thence S 68°23'21" W 108.23 feet to a point: thence N 21°36'39" W 18.75 feet to a point; thence S 85°20'00 W 30.90 feet to a point; thence N 71°50'00" W 32.68 feet to a point; thence S 82°20'43" W 31.09 feet to a point; thence S 78°30'00" W 23.10 feet to a point; thence S 66°20'00" 28.90 feet to a point; S 75°50'00" W 55.60 feet to a point; thence S 82°54'29" W 29.33 feet to a point; thence N 15°13'13" E 34.83 feet to a point; thence N 02°45'58" W 127.12 feet to a point in the southerly margin of Shaw Road; thence with said margin of said road on a curve having a delta angle of 03°49'11", a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.

Tract No. II: A certain tract of parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, registered land surveyor, No. 1459, No. 68214-136, as follows: Beginning at an iron pin marking the

most southwesterly corner of the property conveyed to Gene H. Williams of record in Deed Book 5638, Page 376, Register's Office for Davidson County, Tennessee, said point being S 68°00'00" E 301.48 feet from an iron pin marking the most northwest corner of the said Williams property at or near a driveway entering the existing property of Mitchell Douglas in the southerly margin of Shaw Road; thence with the southerly of Williams N 72°25'08" E 108.43 feet to an iron pin; thence S 68°00'00" E 124.53 feet to a point; thence S 68°45'04" W 138.31 feet to a point; thence S 73°54'58" W 62.05 feet to a point; thence S 62°14'44" W 56.02 feet to a point; thence S 58°09'30" W 73.26 feet to a point; thence S 45°34'05" W 16.65 feet to a point; thence S 29°15'30" W 31.71 feet to a point; thence S 13°08'12" W 49.17 feet to a point; thence S 03°10'02" W 90.08 feet to a point; thence N 86°49'58" W 115.35 feet to a point in a fence row; thence with said fence row N 03°10'02" East 64.28 feet 202402060008339 to a point; thence N 09°51'07" W 55.37 feet to a point; thence N 29°15'17" W 28.96 feet to a fence post: thence N 51°09'43" E 94.71 feet to a fence post; thence N 46°28'28" E 93.68 feet to a fence post; thence N 68°23'21" E 162.91 feet to the point of beginning and containing 1.317 acres more of less.

Being the same property conveyed to Pedro Alvarez Jimenez, by Warranty Deed from Brent Miller, dated 02/05/2024, of record in Instrument Number 20240206-0008339, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/1/2025. (date of document).

Affiant Signature

10/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY