Karen Johnson Davidson County
Batch# 1328755 DEEDQC
10/01/2025 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078293

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:

2044 Shaw Road, LLC,
2044 Shaw Road,
Goodlettsville, TN 37072

Send Tax Bill to:
Owner

Map-Parcel Numbers:
024 00 0 018.00

State of Tennessee
County of Davidson

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

Affiant

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

Notary Public

My Commission Expires:
3-20-28

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 JIMENEZ, A SINGLE MAN**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **2044 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 2044 Shaw Road, Goodlettsville, Tennessee 37072.

PA

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

By: Pedro 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 Jimenez, a single man**, 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:

9-7-26

Notary Public



Exhibit A

Beginning at an iron pin in the Northerly margin of Shaw Road at the Southwest corner of this tract and the Southeast corner of Lee Property in an old fence line; Thence along Lee's Line along said old fence North 0 degrees 30 minutes West 400 feet to an iron pin; Thence North 73 degrees East 100 feet to an iron pin; Thence North 0 degrees 30 feet East 400 feet to an iron pin the North margin of Shaw Road; Thence with the margin of the same South 73 degrees West 100 feet to the point of beginning. According to a copy of a survey thereof made by Hickerson-Miller Engineers, Surveyors, dated August 30, 1958. Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Being the same property conveyed to Pedro Jimenez, a single man, by Special Warranty Deed from The Bank of New York Mellon, F/K/A The Bank of New York As Trustee for Registered Holders of Cwabs, Inc., Asset-Backed Certificates, Series 2007-12, dated 07/23/2019, of record in Instrument Number 20190805-0077249, 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