Karen Johnson Davidson County
Batch# 1356926 DEEDWARR
12/11/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20251211-0098840

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CASSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE

G-ORE-25-07008

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)
RACJAC Properties, LLC		
(NAME)	(NAME)	**141-07-0B-133.00-CO**
7008 Somerset Farms Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **EUGENIA NIX TAPLEY, UNMARRIED AND ROBERT WALKER FAIN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACJAC PROPERTIES, LLC, A NORTH CAROLINA 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:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Somerset Farms, Section 4, Phase 3 of record in Plat Book 9700, Page 460, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eugenia Nix Tapley, a married woman, and Robert Walker Fain, a married man as tenants in common with the right of survivorship by Warranty Deed from David E. Cowan and wife, Susan L. Gray- Cowan, as tenants by the entirety of record in Instrument No. 20200612-0060169 Register's Office for Davidson County, Tennessee, dated June 5, 2020 and recorded on June 12, 2020. Allen L. Tapley, spouse of Eugenia Nix Tapley having died August 27, 2025. The above referenced property has never been the principal marital residence for Robert Walker Fain.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 460, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20001204-0118884, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, page 526, Book 9662, page 869 , Book 10190, page 182, Book 10410, Page 89 and Book 11433, page 936, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7382, Page 225, Book 7820, Page 605 , Book 7820, Page 608, Book 8235, Page 521, and Book 8584, Page 20, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8556, Page 25, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement in favor of Nashville Gas Company of record in Book 11154, Page 161, 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: **7008 Somerset Farms Circle, Nashville, Tennessee 37221**.

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 10th DAY OF DECEMBER, 2025.

Eugenia Nix Tapley

Robert Walker Fain by Eugenia Nix Tapley, Attorney in Fact
Robert Walker Fain by Eugenia Nix Tapley,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENIA NIX TAPLEY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2025.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENIA NIX TAPLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT WALKER FAIN, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 10th of December, 2025.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

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

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12-10-25.

Date

Affiant Signature

12-10-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of Dec, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

