WARRANTY DEED

Karen Johnson Davidson County
Batch# 1383845 DEEDWARR
02/20/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260220-0013801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alumine Bellone Pablo Ninoles Aznar	New Owner	
(NAME) 1800 Pablo Duro Rd #A	(NAME)	081-03-3V-003.00-CO
(ADDRESS) Austin TX 78757	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Royalty Investments LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alumine Bellone and Pablo Ninoles Aznar, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit C, on the Plan of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210308-0029957, 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 previously conveyed to William Patton, Jr., by Warranty Deed from Sharon Stadaker Ervin, Greta Stadaker Thomison, Venus Stadaker Woods, Shalita Stadaker Walker and Porter Alexander Stadaker of record in Instrument No. 20050418-0042989, Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 18, 2005 and corrected by Scrivener's Affidavit recorded September 25, 2007, in Instrument Number 20070925-0114432. Corrective Quit Claim Deed correcting the Grantor name and legal description dated February 12, 2026 and of record at Instrument No. 20260218-0012977.

Being the same property conveyed to Royalty Investments LLC by Tennessee Quitclaim Deed from Music City Lands Trust LLC of record in Instrument No. 20251117-0091317 Register's Office for Davidson County, Tennessee, dated November 10, 2025 and recorded on November 17, 2025. Corrective Quit Claim Deed correcting the Grantor name and legal description dated February 12, 2026 and of record at Instrument No. 20260218-0012977.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2140 18th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of February, 2026.

ROYALTY INVESTMENTS LLC

Allison Patton, sole member

Allison Patton, Sole Member

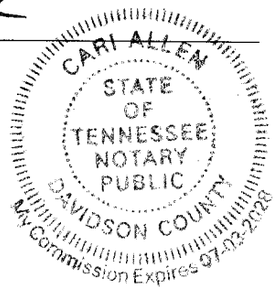
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Allison Patton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of **Royalty Investments LLC**, the within named bargainor, a Limited Liability Company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Royalty Investments LLC.**

WITNESS my hand and official seal at office this 20th day of February, 2026.

Notary Public

My Commission Expires: 7-3-28



Certificate of Authenticity

I, Mandy Maynor, 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

February 20, 2026.

Date

Affiant Signature

February 20, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of February, 2026.

Notary Signature

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

My Commission Expires: _____