Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 19th day of July, 2019.

Notary Public
My commission expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 262215 **DEEDWARR**
07/25/2019 11:40:56 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190725-0073205

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Theresa Jureka Johnson 2414 18th Ave North Nashville, TN 37208	New Owner 591 Water Works Road Russellville, AR 72802	081-03-0 308.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RISE REMODS, LLC, A COLORADO LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THERESA J. JOHNSON, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Riverview Gardens, of record in Plat Book 3600, Page 46, Register's Office for said County.

Said Lot No. 20 fronts 50.0 feet on the easterly margin of 18th Avenue North and extends back 117.3 feet on the northerly line and 128.0 feet on the southerly line to a dead line in the rear which measures 51.4 feet.

Also being the same property conveyed to Eva Jean Arnell, unmarried and son, James Earl Arnell, as tenants in common with rights of survivorship, by deed from Eva Jean Arnell, widowed, dated 07/22/2013, of record in Instrument No. 20130723-0076023, said Register's Office.

Being the same property conveyed to Rise Remods, LLC, a Colorado Limited Liability Company, by deed from Eva Jean Arnell, unmarried, dated 12/07/2018, of record in Instrument No. 20181211-0120285, said Register's Office.

Scrivener Affidavit dated 07/11/19, of record in Instrument No. 20190711-0067583 correcting deed dated 12/07/2018, of record in Instrument No. 20181211-0120285, said Register's Office. The said James Earl Arnell having died on 03/04/2018, leaving the said real property to James Alton Roberts by tenancy by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2414 18th Ave North, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of July, 2019.

Rise Remods, LLC.

BY: _____
Rick Wells, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rick Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the Sole Member of the within named bargainor, Rise Remods, LLC, and that HE, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Rick Wells as such Sole Member.

Witness my hand and official seal this 17th day of July, 2019.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY