Karen Johnson Davidson County
Batch# 307501 DEEDWARR
10/29/2019 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20191029-0110862

WARRANTY DEED

STATE OF Illinois
COUNTY OF Cook

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Joe E. Jackson Jr.
Affiant

Subscribed and sworn to before me this 26 day of October 2019.

Notary Public Christine M. Solorio
My Commission expires:
(Affix Seal)

CHRISTINE M SOLORIO
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 28, 2021

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rise Remods, LLC	Rise Remods, LLC	**092-03-0-166.00**
2213 Albion Street	3370 North Hayden Rd. Ste. 123-534	
Nashville, TN 37208	Scottsdale, AZ 85251	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEESS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joe E. Jackson, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rise Remods, LLC

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel ID: 092-03-0-166.00
2213 Albion Street
Nashville, TN 37208

Land in Davidson County, Tennessee, being lot No. 5 on the Plan of the Subdivision of Lot No. 3 of the Harding-Lytle Tract, said plan of record in Book 547, Page 72, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the South side of Albion Street and runs back between parallel lines, 161.6 feet, more or less, to an alley.

Being the same property conveyed to Joe Edward Jackson, Sr. by Warranty Deed from James H. Walker and wife, Jacques Bonita Walker recorded on 12/13/1977, Book 5233, Page 633 in the Register's Office for Davidson County, Tennessee. Joe Edward Jackson, Sr. died on 01/15/2018. His Last Will and Testament was opened for Probate on 06/27/2018. His Will left a life estate to his wife Theresa F. Jackson and a remainder interest to Joe E. Jackson, Jr. On 08/12/2019, Theresa F. Jackson died and by operation of law and Joe Edward Jackson, Sr.'s Will, the property is now owned by Joe E. Jackson, Jr.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE

LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (__X__) unimproved (_____) property known as 2213 Albion Street, Nashville, TN 37062.

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, his heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS is 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 herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, his 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 our hand(s) this 26, day of October 2019.

Joe E. Jackson, Jr.
GRANTOR

GRANTOR

STATE OF Illinois)
COUNTY OF Cook)

Before me, a Notary Public in and for said County and State, Joe E. Jackson, Jr. , 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 26 day of October 2019.

My commission expires 8/28/2021

Christine M. Solorio
Notary Public

CHRISTINE M SOLORIO
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 28, 2021

True Copy Certification

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY