Karen Johnson Davidson County
Batch# 389426 DEEDWARR
04/21/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200421-0041933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rise Development, LLC	Rise Development, LLC	Parcel ID: 083 10 0 311.00
(NAME) 1807 Woodland Street	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Clark Harris, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rise Development, LLC**, hereinafter called the Grantees, their heirs and assigns, a 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. 59 on the Plan of Lockeland East Nashvill, of record in Book 57, Page 135, Register's Office for said County. Said Lot No. 59 fronts 50 feet on the northerly side of Woodland, formerly Plum Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Janet Ann Oglesby, unmarried by Deed from Clara W. Donnell and Billy C. Donell dated May 01, 1989 and recorded May 03, 1989 in Book 7832, Page 543, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet A. Oglesby Harris and husband, James C. Harris by Quitclaim Deed from Janet Ann Oglesby dated June 25, 1999 and recorded July 09, 1999 in Book 11566, Page 689, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to James Clark Harris by Final Decree of Divorce from Janet A. Oglesby-Harris dated November 14, 2012 and recorded March 02, 2015 as Instrument No. 20150302-0017775, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1807 Woodland Street, Nashville, TN 37206

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 our hands this 14th day of April, 2020

James C Harris

James Clark Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Matthew Pietsch, a Notary Public in and for said Commonwealth and State aforesaid, do certify that James Clark Harris, whose name is signed to the writing above, bearing date on the 14th of April, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of James Clark Harris.

Given under my hand this the 14th of April, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022