Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

Karen Johnson Davidson County
Batch# 398273 **DEEDWARR**
05/11/2020 12:35:58 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200511-0048697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 7th day of May, 2020.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:
Hannah Noblett
2213 Albion Street
Nashville, TN 37208

Send Tax Bill to:

NEW OWNER

Tax Information:
092-03-0 166.00

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**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HANNAH NOBLETT, SINGLE WOMAN**, 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. 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 Rise Remods, LLC, by deed from Joe E. Jackson, Jr., dated 10/26/2019, of record in Instrument No. 20191029-0110862, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2213 Albion Street, 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 7th day of May, 2020.

Rise Remods, LLC

BY: _____
Rick Wells, Sole Member

STATE OF Arizona
COUNTY OF Maricopa

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, o 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 MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Rise Remods, LLC, by the said Rick Wel s as such MEMBER.

Witness my hand and official seal this 7th day of May, 2020.

My Commission Expires: Sept 30, 2022

_____
Notary Public

Notary Public State of Arizona
Maricopa County
Vicki A Fischer
My Commission Expires 09/30/2022
Commission Number 551884