Karen Johnson Davidson County
Batch# 425512 DEEDWARR
06/24/2020 02:26:54 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20200624-0068310

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1605

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of June, 2020

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Andrew Womack and Margeaux Womack 1114 Kirkland Avenue Nashville, TN 37216	new owner	072-06-0-299.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Rise Development LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Andrew Womack and Margeaux Womack, husband and wife

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 the West One-Half of Lot No. 5 on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the South side of Kirkland Avenue and runs back between lines 197.5 feet on the West line and 195 feet, more or less, on the East lien to a dead line on which it measures 50 feet.

Being the same property conveyed to Vivian D. Tarbell, a single person by Warranty deed from Robert E. Stalcup and wife Carolyn M. Stalcup of record in Book 5901, page 121, Register's Office for Davidson County, Tennessee, dated June 18, 1982 and recorded on June 21, 1982.

Being the same property conveyed to William D. Castleman Trustee by Quitclaim Deed from Vivian D. Tarbell Cate of record in Book 7756, page 660, Register's Office or Davidson County, Tennessee, dated January 18, 1989 and recorded on January 23, 1989 and within the same deed the said William D. Castleman, Trustee conveyed his interest in the subject property to Vivian D. Tarbell cate et vir, Robert T. Cate and re-recorded dated February 08, 1989in Book 7768, Page 580.

Being the same property conveyed to Robert T. Cate and Vivian D. Cate, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Robert T. Cate and Vivian D. Cate, under the terms of The Robert T. and Vivian D. Cate Living Trust dated 12/28/16 by Quitclaim deed from Vivian D. Cate and husband, Robert T. Cate of record in Instrument No. 20170731-0077548 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on July 31, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-20-1114

Being the same property conveyed to Rise Development, LLC by Warranty deed from Robert T. Cate and Vivian D. Cate, Trustees of The Robert T. and Vivian D. Cate Living Trust dated December 28, 2016 of record in Instrument No. 20190925-0097486 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 25, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1114 Kirkland Avenue, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of June, 2020.

Rise Development LLC

By: _____ Member
Jeremy Durham, authorized member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared Jeremy Durham, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Member of Rise Development, LLC, and that he as such Authorized Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of June, 2020.

_____
Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY