Karen Johnson Davidson County
Batch# 581527 DEEDWARR
03/02/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210302-0026566

**Prepared By & Return To:**
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C-21-98

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Montgomery~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of February, 2021

Notary Public

Commission Expires: Sept 30, 2022

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

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Mark Williamson and Sydney Williamson<br><br>1411 Meharry Boulevard #C<br>Nashville, TN 37208 | Mortgage Research Center, LLC dba Veterans United Home Loans<br>1400 Veterans United Drive<br>Columbia, MO 65203 | 092-04-0L-003.00-CO |

## 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

**Mark Williamson and Sydney Williamson, 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 Unit C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1411 Meharry Boulevard Townhomes of record as Instrument No. 20190708-0066349, Amended in Instrument No. 20200116-0005910 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Rise Development, LLC by Warranty Deed from Fisk University, a Corporation of record in Instrument No. 20190411-0033208 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 11, 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: 1411 Meharry Boulevard #C, 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 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 used, 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 24th day of February, 2021.

Rise Development LLC

By: Rick Wells
Rick Wells
Member/Manager

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rick Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member/Manager of Rise Development LLC, a limited liability company, and that he is authorized by Rise Development LLC to execute this instrument on its behalf as such Member/Manager.

Witness my hand and official seal this 24th day of February, 2021.

Vicki A Fischer
Notary Public at Large
My commission expires: Sept 30, 2022

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

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021