Karen Johnson Davidson County
Batch# 602615 DEEDWARR
03/30/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20210330-0041241

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1605

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of March, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alan R Friedman 205 Third Avenue Apt 11H New York, NY 10003	NEW OWNER	083-10-0-311.00

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

Maya Memling, Trustee of the Alan R Friedman 2012 Family Trust Agreement Dated December 18th, 2012

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 Nashville, 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 Warranty deed from Clara W. Donnell and Billy C. Donnell of record in Book 7832, page 543, Register's Office for Davidson County, Tennessee, dated May 01, 1989 and recorded on May 03, 1989.

Being the same property conveyed to Janet A. Oglesby Harris and husband, James C. Harris by Quitclaim deed from Janet Ann Oglesby of record in Book 11566, page 689, Register's Office for Davidson County, Tennessee, dated June 25, 1999 and recorded on July 09, 1999. Final Decree of Divorce filed in Instrument No. 20150302-0017775 in which property is awarded to James C. Harris

Being the same property conveyed to Rise Development LLC by Warranty deed from James Clark Harris, unmarried of record in Instrument No. 20200421-0041933 Register's Office for Davidson County, Tennessee, dated April 13, 2020 and recorded on April 21, 2020.

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: 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 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 26th day of March, 2021.

Rise Development LLC

By: _____
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 26th day of March, 2021.



(Notary Seal)

_____
Notary Public
My Commission Expires: 5-23-23

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.

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

Notary's Signature

My Commission Expires: 12/15/2021