Karen Johnson Davidson County
Batch# 711826 DEEDQC
09/08/2021 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210908-0120292

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

J-SB-APL-21-1210

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WBBJ, LLC a Delaware Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**92-4-O-001.00CO** **92-4-O-002.00CO** **92-4-O-003.00CO** **92-4-O-004.00CO**
3370 N Hayden Rd, Ste 123-524,		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RISE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WBBJ, LLC A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A, B, C and D, 1210 Ireland Street Townhomes, as described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200103-0000835, amended in Instrument No. 20200116-0005908, Register's Office for said County, to which reference is hereby made for a more complete description.

Said property was previously known as:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Thomas Hardings 1st Addition to Nashville, of record in Book 19, Page 241, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the northerly margin of Polk (now Ireland Street) and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Rise Development, LLC, a Colorado limited liability company by deed from Leslie R. Koon and Dennis R. Koon, wife and husband of record in Instrument No. 20191216-0129747, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1210 A, B, C and D Ireland Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 3rd day of September, 2021.

Rise Development, LLC

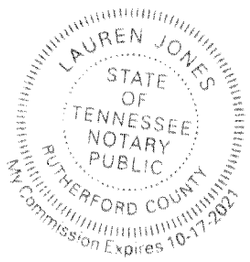
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RISE DEVELOPMENT, LLC A COLORADO LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of July, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Eaves, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/3/21 (date of document).

Affiant Signature

Date _____

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10.17.21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021