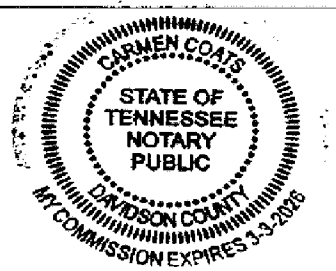
Karen Johnson Davidson County
Batch# 872223 DEEDWARR
06/15/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220615-0068447

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2022.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karlie Crawford Adam Lanel	FIRST CHOICE LENDING SVCS, LLC ~~New Owner(s)~~	081-15-0-281.00
1502 16th Avenue North	9821 CODDILL RD STE 2	
Nashville, TN 37208	KNOXVILLE, TN 37932	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RISE REMODS, LLC, A COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARLIE CRAWFORD, AN UNMARRIED WOMAN, AND ADAM LANEL, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 314 on the Plan of D T McGavock and Others Addition of record in Plat Book 21, Page 41, 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 the same property conveyed to Mohab Khamis by Warranty deed from Music City Holdings, LLC A Texas Limited Liability Company of record in Instrument No. 20181015- 0101708 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 15, 2018.

Being the same property conveyed to Rise Remods, LLC, a Colorado Limited Liability Company by Warranty deed from Mohab Khamis, married of record in Instrument No. 20200731-0084803 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on July 31, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1502 16th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2022.

Rise Remods, LLC, a Colorado Limited Liability Company

By: Rick Wells
Rick Wells, Sole Member

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the 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 himself to be the Sole Member of Rise Remods, LLC, a Colorado Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2022.

Vicki A Fischer
Notary Public

My Commission Expires: Sept 30, 2022

Notary Public State of Arizona
Maricopa County
Vicki A Fischer
My Commission Expires 09/30/2022
Commission Number 551864

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/09/2022 ____ (date of document).

Affiant Signature

06/09/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025