Karen Johnson Davidson County
Batch# 1179392 DEEDWARR
09/10/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,982.98
20240910-0069471

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $806,210.00.

Affiant

Subscribed and sworn before me this the 20th day of August, 2024.

Notary Public
My commission expires: 5-17-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Avram Rosenbaum	Mega Capital Funding, Inc	092-04-0O 001.00
1210 Ireland Street Unit A	5000 N Parkway Calabasas #100	
Nashville, TN 37208	Calabasas, CA 91302	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WBBJ, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AVRAM E. ROSENBAUM AND AVA ROSENBAUM, FATHER AND DAUGHTER, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of 1210 Ireland Street Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1210 Ireland Street Townhomes of record in Instrument No. 20200103-0000835, as amended in Instrument No. 20200116-0005908, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1210 Ireland Street Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20200103-0000835, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to WBBJ, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from Rise Development, LLC, a Colorado Limited Liability Company, dated 9/3/2021 and recorded 9/8/2021 in Instrument No. 20210908-0120292, in the Register's Office of Davidson County, Tennessee.

ALso being part of the same property previously conveyed to Rise Development, LLC, a Colorado Limited Liability Company, by Warranty Deed from Leslie A. Koon and Dennis R. Koon, wife and husband, dated 12/6/2019 and recorded 12/16/2019 in Instrument No. 20191216-0129747, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1210 Ireland Street Unit A, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 20th day of August, 2024.

WBBJ, LLC

BY: _____
Rick Wells, Authorized Representative

STATE OF ~~TENNESSEE~~ out Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rick Wells**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Authorized Representative** of the within named bargainor, a LLC, and that he, as such **Authorized Representative**, executed the foregoing instrument for the purposes therein contained by signing the name of the WBBJ, LLC by the said **Rick Wells** as such **Authorized Representative**.

Witness my hand and official seal this 20th day of August, 2024.

My commission expires: 4/15/2028

_____
Notary Public

DAVID M. HANTZSCHE
NOTARY PUBLIC - State of Arizona
PINAL COUNTY
Commission #: 666122
My Comm. Expires April 15, 2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-20-24.

Affiant Signature

09-09-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202409100069471