Karen Johnson Davidson County
Batch# 1187242 DEEDWARR
09/27/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $6,031.04
20240927-0075087

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,630,010.00.

Affiant

Subscribed and sworn before me this the 26th day of September, 2024.

Notary Public
My commission expires:

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryce Bentley	New Owner	071-15-0V 001.00 - 017.00
22605 S. 173RD Loop GILBERT, AZ 85298		

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, RISE DEVELOPMENT, LLC, a Colorado Limited Liability Company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRYCE BENTLEY, 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 Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17, together with common areas, as established by Declaration for Douglas and Dickerson Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime), of record in Instrument No. 20210811-0108593, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit B, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed to Rise Development, LLC, by deed dated 07/14/2021, from Kimberly Jo Swafford-Smith, Executor of the Estate of Martha Carol Swafford, deceased, of record in Instrument No. 20210721-0097872, Register's Office for said County.

This conveyance is subject to Deeds of Trust of record in Instrument No. 20210721-0097873 and Instrument No. 20231027-0084327, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1235 Dickerson Pike, Nashville, TN 37207.

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 26th day of September, 2024.

Rise Development, LLC

BY: _____
Rick Wells, Sole Member

STATE OF ~~TENNESSEE~~ dmt 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 Sole Member of the within named bargainor, a LLC, and that he, as such sole member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Rick Wells as such Sole Member.

Witness my hand and official seal this 26th day of September, 2024.

My commission expires: 09/30/2024

Dawn M. Tyson
Notary Public

DAWN M. TYSON
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 588273
Expires September 30, 2024

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 9-26-24.

Affiant Signature

9-27-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202409270075087