Karen Johnson Davidson County
Batch# 1191022 DEEDWARR
10/08/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $5,731.30
20241008-0078052

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,549,000.00. Affiant Subscribed and sworn to before me, this the 7th day of October, 2024. Notary Public My commission expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Joshua R. Roberts Meghann K. Roberts	First Bank	104-10-0-086.00
303 Fairfax Avenue	722 Columbia Ave.	
Nashville, TN 37212	Franklin, TN 37064	

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 **JOSHUA R. ROBERTS AND MEGHANN K. ROBERTS, HUSBAND AND WIFE,** 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. 46 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the Southerly margin of Fairfax Avenue at the corner of Lot Nos. 46 and 47; thence with the line between said two lots, Southwardly 154.4 feet to the Northerly margin of an alley; thence with said alley, Westwardly 64.5 feet to a concrete monument at a corner of Lots 45 and 46; thence Northerly with the line between Lots 45 and 46, 130 feet to the Southerly margin of Fairfax Avenue; thence Eastwardly 60 feet along the Southerly margin of Fairfax Avenue to the point of beginning

Being the same property conveyed to Rise Remods LLC, a Colorado limited liability company by Warranty Deed from Mark Lipsey and Teris Schery of record in Instrument No. 20200914-0104209 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 14, 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 303 Fairfax Avenue, Nashville, TN 37212, 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 7th day of October, 2024.

Rise Remods, LLC, a Colorado Limited Liability Company

By: _____
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 4th day of October, 2024.

_____
Notary Public

My Commission Expires: 4/15/28

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

Certificate of Authenticity

I, John Cobb Rochford, 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 on **October** 4, 2024.

Signature 10/04/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 4th day of October, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY