Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5740

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of December, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1218160 DEEDWARR
12/19/2024 07:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20241219-0098452

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicole Marsh 1411-B Meharry Boulevard Nashville, TN 37208	Wells Fargo Bank N.A. 2701 Wells Fargo Way MAC x999-01H Minneapolis, MN 55408	092-04-0L-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Matthew Higgins, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Marsh, a married woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1411 Meharry Boulevard Townhomes of record as Instrument No. 20190708-0066349, Amended in Instrument No. 20200116-0005910 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Rise Development, LLC, a Colorado Limited Liability Company by Warranty deed from Jacqueline A. Berry and husband, Andrew T. Berry of record in Instrument No. 20181126-0115306, Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 26, 2018.

Being a portion of the same property conveyed to Rise Development, LLC by Warranty deed from Fisk University, a Corporation, of record in Instrument No. 20190411-0033208 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 11, 2019.

Being the same property conveyed to Matthew Higgins, a married man by Warranty Deed from Rise Development, LLC, a Colorado limited liability company of record in Instrument No. 20210604-0075508 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on June 04, 2021. Subject property having never been the primary residence of the herein grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1411-B Meharry Boulevard, 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 and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 12th day of December, 2024.

Matthew Higgins

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 12th day of December, 2024, before me personally appeared Matthew Higgins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2024.

Notary Signature
My commission expires 5-14-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/11/2024.

Affiant Signature – Joshua A. Terry

12/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/17/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON