Karen Johnson Davidson County Batch# 1226634 DEEDWARR 01/15/2025 01:33:30 PM 3 pgs Fees: $18.00 Taxes: $1,702.00 20250115-0003271	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $460,000.00 Jennifer Russell Affiant Subscribed and sworn to before me, this 9th day of January, 2025. Notary Public My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jacob Fairess	**Rocket Mortgage, LLC**	**082123B00300CO**
827 Ramsey St	1050 Woodward Ave	
Nashville, TN 37206	Detroit, MI 48226	

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 ACKNOWLEDGE, WE,

Tri Holdings, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Fairess, a single man

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 3, 827 RAMSEY STREET TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 827 RAMSEY STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20200103-0000836, AND AMENDED IN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 827 RAMSEY STREET TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20200116-0005913 AND SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 827 RAMSEY STREET TOWNHOMES, OF RECORD IN INSTRUMENT NUMBER 20200707-0073044 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 TRI HOLDINGS, LLC, BY QUITCLAIM DEED FROM 827 RAMSEY ST C, LLC, DATED SEPTEMBER 13, 2022, OF RECORD IN INSTRUMENT NO. 20220930-0108067, AS CORRECTED BY SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20221025-00115509, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO 827 RAMSEY ST C, LLC, BY QUITCLAIM DEED FROM TRI, LLC, DATED DECEMBER 15, 2021, OF RECORD IN INSTRUMENT NO. 20211216-0166654, AS CORRECTED BY SCRIVERNER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20211229-0171039, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TRI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM GARY L. BOYD, AN UNMARRIED MAN, DATED OCTOBER 15, 2019, OF RECORD IN INSTRUMENT NO. 20191017-0106306, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 827 Ramsey St, Nashville, TN 37206.

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 do 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 in 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.

Rick Wells Date: 1/9/25
Tri Holdings, LLC by Rick Wells, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Rick Wells with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Authorized Agent of Tri Holdings, LLC and that they are authorized by Tri Holdings, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of January, 2025.



NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Linzie Hahn, 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 1/9/25.

Date

Affiant Signature

1/9/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 9th day of January, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028