Karen Johnson Davidson County
Batch# 1267596 DEEDWARR
05/02/2025 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,795.35
20250502-0034028

Warranty Deed

SHANNON GILBERT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $755,500.00. Affiant Subscribed and sworn to before me, this the 1st day of May, 2025. Notary Public My commission expires: 8/21/27

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:
Ashish Kumar Khushboo Yadav	New owners ~~Rocket Mortgage, LLC~~	091-05-1K-001.00-CO
715 Ries Avenue	715 Ries Ave	
Nashville, TN 37209	Nashville, TN 37209	

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, **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHISH KUMAR AND KHUSHBOO YADAV, MARRIED TO EACH OTHER**, 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 Unit No. A on the Plan of Homes at 715 Ries Avenue (A Horizontal Property Regime), of record in Exhibit "B" in the Declaration for Homes at 715 Ries Avenue (A Horizontal Property Regime), at Instrument No. 20230830-0067857, 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 Edward Michaels, IV by Warranty Deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20160212-0013511 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on February 12, 2016.

Being a portion of the same property conveyed to Edward Griffin Michaels IV and Melissa Faucette Michaels, husband and wife by Quitclaim Deed from Edward Michaels IV of record in Instrument No. 20181121-0114445 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 21, 2018.

Being a portion of the same property conveyed to Intuition Development, LLC, a Tennessee limited liability company by Warranty Deed from Edward Griffin Michaels, IV and Melissa Faucette Michaels, husband and wife of record in Instrument No. 20230418-0028520 Register's Office for Davidson County, Tennessee, dated April 18, 2023 and recorded on April 18, 2023.

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 715 Ries Avenue, Nashville, TN 37209, 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 1st day of May, 2025.

Intuition Development, LLC, a Tennessee Limited Liability Company
By: Intuition, LLC, a Tennessee Limited Liability Company, Sole Member

By:_____
Brandon C. Knox, Member

By:_____
Brett Diaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox and Brett Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Intuition, LLC, a Tennessee Limited Liability Company, the Sole Member of Intuition Development, LLC, a Tennessee Limited Liability Company, and that they, 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 1st day of May, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Jordan Sellers, 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 May 1, 2025.

Date

Affiant Signature

5/1/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY