WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp 05/09/2026
COUNTY OF DAVIDSON

DM-KPG-25-414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Freedom on Rise LLC	**New Owner**	
(NAME) **3236 Briarwick Drive**	(NAME)	**042-12-076.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **R & R TRANSITIONAL HOUSING, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREEDOM ON RISE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee and being part of Lot 4 on the map of division of the Gee Lands of record in Plat Book 332, page 74, Register's Office for Davidson County, Tennessee, according to a survey by John B. Khol, III, License No 100, 400 7th Avenue So , Nashville, TN 37203 dated 7/26/93, described as follows Beginning at a point in the Northerly margin of Williams Avenue at the Southeasterly corner of the property conveyed to Dingh of record in Book 6546M, page 542, RODC, thence with Singh's Westerly and Southernlines, North 12 degrees 25 minutes 32 seconds East 148 00 feet thence South 78 degrees 16 minutes 31 seconds South 85 feet to a point; thence Southerly 148 59 feet, more or less to the Northerly margin of said Williams Avenue, thence with said margin, Westerly 85.22 feet, more or less, to the point of beginning

Being the same property conveyed to R & R Transitional Housing, a Tennessee General Partnership by Warranty deed from Veronica Luckett of record in Instrument No 20090331-0028893 Register's Office for Davidson County, Tennessee, dated 3/27/2009 and recorded on 3/31/2009

This conveyance is subject to
- Taxes for the year 2025, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 74, Register's Office for Davidson County, Tennessee
- Sewer Easement of record in Book 5513, Page 973 and Book 5515, page 970, in the Register's Office for Davidson County, Tennessee
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **414 Williams Ave., Madison, Tennessee 37115**.

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson
Batch # 1357507
12/12/2025 02 32 17 PM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

20251212-0099263

Witness my/our hand(s) this the 8th DAY OF DECEMBER, 2025

R & R Transitional Housing

BY: _____
Ryan Patrick Hunt
Partner

BY: _____
Robert Ryan Chapman
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN PATRICK HUNT, signing for R & R TRANSITIONAL HOUSING, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of R & R TRANSITIONAL HOUSING, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 8th of December, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT RYAN CHAPMAN, signing for R & R TRANSITIONAL HOUSING, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of R & R TRANSITIONAL HOUSING, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 8th of December, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212