Karen Johnson Davidson County
Batch# 263560 DEEDWARR
07/29/2019 01:48:30 PM 8 pgs
Fees: $43.00 Taxes: $897.25
20190729-0074450

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 150150B06800

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
MUPR 3 ASSETS, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

SEND TAX BILLS TO:
MUPR 3 ASSETTS, LLC
5001 Plaza on The Lake, #200
Austin, TX 78746

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RONALD JEROME WEIS, TRUSTEE OF THE RONALD JEROME WEISS REVOCABLE TRUST U/A/D NOVEMBER 4, 2009** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MUPR 3 ASSETS, LLC** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Lot 68, FINAL PLAT OF EDISON PARK, CLUSTER LOT SUBDIVISION as shown on plat of record in Instrument No. 20060726-0090090, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Ronald Jerome Weis, as Trustee under the provisions of a Trust Agreement dated the 4th day of November, 2009 and known as the Ronald Jerome Weis Revocable Trust, by Quitclaim Deed from Ronald Jerome Weis, unmarried, dated March 8, 2012, appearing of record in Instrument No. 20120514-0041411, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record at Instrument No. 20060726-0090090; easements of record at Instrument Nos. 20060504-0052044, 20050603-0063189; Declaration of Covenants, Conditions and Restrictions of record at Instrument Nos.
20060831-0107891, 20060724-089083, 20060831-0107891 and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

This is improved property known as 505 Rebecca Trena Way, Nashville, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

---------- [Space Below This Line For Recording Data] ----------

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24 day of July, 2019.

THE RONALD JEROME WEIS REVOCABLE TRUST U/A/D, NOVEMBER 4, 2009

BY: Ronald Jerome Weis, Trustee
Ronald Jerome Weis, Trustee

BY: Ronald Jerome Weis, Individually
Ronald Jerome Weis, Individually

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~RUTHERFORD~~ Riverside)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ronald Jerome Weis, individually and as Trustee for the Ronald Jerome Weis Revocable Trust, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained in his such capacity as in individual and Trustee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24 day of July, 2019.

K. Bishop
NOTARY PUBLIC

My Commission Expires: 4/10/22

K. BISHOP
Notary Public - California
San Bernardino County
Commission # 2234114
My Comm. Expires Apr 10, 2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 242,500.00 which amount is equal to or greater than the amount which the property transferred would bring at a fair and voluntary sale.

SUSAN PACK DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm Exp. 08-14-22

AFFIANT

Sworn to and subscribed before me this 25 day of July, 2019

NOTARY PUBLIC

My Commission Expires: 8-14-22

---------- [Space Below This Line For Recording Data] ----------

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On July 24, 2019 before me, K.Bishop, Notary Public, personally appeared

Ronald Jerome Weis who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K. Bishop

Signature of Notary Public K.Bishop

K. BISHOP
Notary Public – California
San Bernardino County
Commission # 2234114
My Comm. Expires Apr 10, 2022

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 7/24/19

(additional information)

Prepared by and return to:
Stevie S. H. Friesth
Summit Title & Escrow, LLC
7500 Capital Drive
Suite 200
Germantown, Tennessee 38138

Certificate of Trust

BEFORE ME, the undersigned authority, on this day personally appeared RONALD JEROME WEIS, as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:
   i. **RONALD JEROME WEIS REVOCABLE TRUST U/A/D NOVEMBER 4, 2009**

2. The names of the currently acting Trustee is:
   i. RONALD JEROME WEIS, as Trustee

3. The legal description of the real estate held by the Trust is:

   Lot 68, FINAL PLAT OF EDISON PARK, CLUSTER LOT SUBDIVISION as shown on plat of record in Instrument No. 20060726-0090090, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

4. There are no co-trustees.

5. The Trust is currently in full force and effect.

6. The signatory hereof is currently the acting Trustee of the Trust named herein.

7. The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit:

   i. to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

8. Every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

    a. That at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect;

    b. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said TRUST AGREEMENT and binding upon all beneficiaries thereunder;

    c. That Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument;

    d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust; and

The following individual(s) are duly appointed as the Successor Trustee(s) with the same powers as stated herein:

GERGORY PAUL WEIS, as Successor Co-Trustee
THOMAS JOSEPH WEIS, as Successor Co-Trustee
MARK STEVEN WEIS, as Successor Co-Trustee

The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

FURTHER AFFIANT SAYETH NOT.

WITNESS the Grantor's hand on this on this 26 day of July, 2019.

Affiant:
RONALD JEROME WEIS
RECOVCABLE TRUST U/A/D
NOVEMBER 4, 2009
Ronald Jerome Weis, Trustee
RONALD JEROME WEIS, as Trustee

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared RONALD JEROME WEIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in _____ County, _____ this _____ day of JULY, 2019.

SEE Attachment
Notary Public
My Commission Expires:

_____

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On July 26th 2019 before me, Megan Havens Notary Public
(Date) *(Here Insert Name and Title of the Officer)*

personally appeared Ronald Jerome Weis as Trustee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Megan H
Signature of Notary Public

(Notary Seal)

MEGAN HAVENS
Notary Public - California
Riverside County
Commission # 2281930
My Comm. Expires Mar 21, 2023

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Certificate of Trust Document Date: July 26th 2019

Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Additional Information: N/A

revision date 01/01/2015

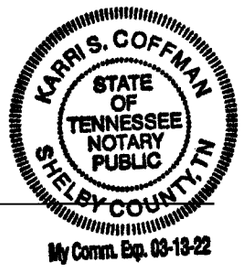
I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature



MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)