Karen Johnson Davidson County
Batch# 835025 DEEDQC
04/05/2022 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220405-0039451

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
WRE Acq 2, LLC; Stones River 2306 Brick Church, LLC ; WRE 4716 Trenton, LLC	Same as owner	074-04-0-104.00
(NAME)	(NAME)	
2672 S. Fillmore Street		
(ADDRESS)	(ADDRESS)	
Salt Lake City, Utah 84106		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WRE HERMITAGE, LLC**, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby does hereby quitclaim, transfer and convey to (i) **WRE ACQ 2, LLC**, a Delaware limited liability company, as to a fifty-one and six hundred forty-four one thousandths percent (51.644%) undivided interest, as tenant in common, (ii) **STONES RIVER 2306 BRICK CHURCH, LLC**, a Tennessee limited liability company, as to a twenty-four and eight hundred seventy one thousandths percent (24.870%) undivided interest, as tenant in common and (iii) **WRE 4716 Trenton, LLC,** a Tennessee limited liability company, as to a twenty-three and four hundred eighty-six one thousandths percent (23.486%) undivided interest, as tenant in common (collectively, the "**Grantees**"), their successors and assigns, that certain parcel of land in Wilson County, State of Tennessee, described in Exhibit "A" attached hereto (the "**Property**").

This is improved property located at 4716 Trenton Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed effective as of the 29th of March 2022.

GRANTOR:

WRE HERMITAGE, LLC,
a Delaware limited liability company

By: _____
Austen Helfrich, Manager

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Austen Helfrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of WRE HERMITAGE, LLC, a Delaware limited liability company, the within named Grantor, and that he, being duly authorized, executed the foregoing instrument in his capacity thereof.

WITNESS my hand, at office, this 26 day of March 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public

My Commission Expires: 10-26-25

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section Two John Apostolou Property of record in Book 5210, Page 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Summit Court, LLC, a Tennessee limited liability company, by Special Warranty Deed from CXA-16 Corporation, a Texas corporation, of record in Instrument No. 20111219-0098691, in the Register's Office for Davidson County, Tennessee, dated December 13, 2011, and recorded on December 19, 2011.

Being the same property conveyed to WRE Hermitage, LLC, a Delaware limited liability company, by Special Warranty Deed from Summit Court, LLC, a Tennessee limited liability company, of record in Instrument No. 20210126-0011592, in the Register's Office for Davidson County, Tennessee, to be effective January 25, 2021, and recorded on January 26, 2021.

Being the same property conveyed to WRE Hermitage, LLC, a Delaware limited liability company, by Quitclaim Deed from Summit Court, LLC, a Tennessee limited liability company, of record in Instrument No. 20210126-0011593, in the Register's Office for Davidson County, Tennessee, to be effective as of January 25, 2021, and recorded on January 26, 2021.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 March 29, 2022.

Signature
Date: March 29, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD