Karen Johnson Davidson County
Batch # 1167205 DEEDTRS
08/12/2024 09:13:52 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20240812-0060179

FROM: DAVID G. THOMPSON, TRUSTEE

TO: WILKE CPA & ADVISORS, LLP
NEW OWNER

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
Wilke CPA & Advisors, LLP 1721 Cochran Road, Ste. 200 Pittsburg, LPA 15220-1000	SAME	06111002800

This instrument prepared by: Neal & Harwell, PLC, 1201 Demonbreun Street, Suite 1000, Nashville, Tennessee, 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me, this the 9th day of August, 2024.

NOTARY PUBLIC

EMMA MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

My Commission Expires: 3/9/2027

TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 19, 2019, of record in Instrument Number 20190930-0099266, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Jason Ridgel as grantor conveyed to David G. Thompson, Trustee, for the benefit of Wilke & Associates, LLP (n/k/a Wilke CPA & Advisors, LLP), the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a certain professional services agreement dated September 19, 2012, which professional services agreement is fully described in the Deed of Trust, hereinafter referred to as the "Agreement;" and

WHEREAS, default having occurred in the payment of the Agreement, and in accordance with the terms of the Agreement and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed David G. Thompson, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, David G. Thompson, Trustee, did advertise the Property for sale as provided in the Deed of Trust and Agreement, and the Property was advertised to be sold at 12:00 p.m., on August 9, 2024, at the front doors of the Historic Metro Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in *The Nashville Ledger*, a newspaper of general circulation in Davidson County, Tennessee, on July 19, July 26, and August 2, 2024; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Wilke CPA & Advisors, LLP, formerly known as Wilke & Associates, LLP, was the highest and best bidder, the Trustee thereby concluding the sale as of 12:06 pm, by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, David G. Thompson, Trustee, pursuant to the credit bid of Wilke CPA & Advisors, LLP, acknowledges the credit in the amount of Seventy Thousand Dollars ($70,000.00) against the indebtedness evidenced by the Agreement which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Wilke CPA & Advisors, LLP, a limited liability partnership organized under the laws of the State of Pennsylvania, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Curley Manor Subdivision of record in Book 1835, Page 73, Register's Office for Davidson County, Tennessee described as follows:
>
> Beginning at a point on the southerly margin of Matthews Street; thence East along the South margin of Matthews Street 80 feet to a point; thence South 147.6 feet to a point; thence West 63 feet to a point; thence South 152.8 feet to the point of beginning.
>
> Being the same property conveyed to Jason Ridgel as Trustee of the Jason Ridgel Revocable Trust dated August 11, 2021, by Quitclaim Deed dated November 18, 2022 from Jason Ridgel, and of record as Instrument No. 20221118-0122841, in the Register's Office for Davidson County, Tennessee.
>
> Being also the same property conveyed to Jason Ridgel by Quitclaim Deed dated February 26, 2016 and of record as Instrument No. 20160226-0018516 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 908 Matthews Avenue, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Wilke CPA & Advisors, LLP, a limited liability partnership organized under the laws of the State of Pennsylvania, its successors and assigns, forever; and David G., Thompson, Trustee, does hereby transfer, assign, and set over unto Wilke CPA & Advisors, LLP, all of his right, title and interest in the said property as Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said David G. Thompson, Trustee, has executed this instrument on this the 9th day of August, 2024.

DAVID G. THOMPSON, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David G. Thompson, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 3/9/2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027