Karen Johnson
Batch # 1205202
11/14/2024 09:55:53 AM
Fees: $13.00 Taxes: $3,885.00
Davidson County
DEEDWARR
2 pgs
20241114-0088650

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
WeRo Inv, LLC PO Box 50643 Nashville, TN 37205	SAME AS NEW OWNER	116 08 0H 192.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brendan Andrew Thompson, Trustee of Claude Warren Thompson Revocable Trust under agreement dated March 7, 2019** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **WeRo Inv, LLC, a Tennessee limited liability company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 192 Moultrie Park, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain building site being Lot No. 192 as shown on the Plat of Sugartree, Phase 3, (Revised) of which is of record in Book 5050, page 67-71, as amended in Book 5162, page 632; Book S 169, page 426; Book 5186, page 958; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93, Register's Office for said county, to which plan specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions effecting Sugartree, Phase III, for a more complete description.

Bring the same property conveyed to Claude Warren Thompson, as Trustee of the Claude Warren Thompson Revocable Trust under agreement dated March 7, 2019 from Claude Warren Thompson by Warranty Deed dated March 7, 2019 and recorded March 8, 2019 in Instrument No, 200190308-0021417, Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of November, 2024.

Claude Warren Thompson Revocable Trust under agreement dated March 7, 2019

By: _____, Trustee
Brendan Andrew Thompson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2024, before me personally appeared Brendan Andrew Thompson, Trustee of Claude Warren Thompson Revocable Trust under agreement dated March 7, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2024.

_____
Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 12 day of November, 20 24.

_____
Notary Public
My commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028