This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $635,000.00.

Affiant

Subscribed and sworn before me this the 18th day of July, 2025.

Notary Public
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1300847 DEEDWARR
07/23/2025 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250723-0058079

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Westerfield	Rocket Mortgage, LLC	071-10-0K 002.00
1301 B Katie Ave	1050 Woodward Avenue	
Nashville, TN 37207	Detroit, MI 48226	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THIS IS US, LLC SERIES 2 LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT WESTERFIELD, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Thirteen-One Katie Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20221201-0125775, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to This Is Us, LLC, Series 2, by deed dated 07/26/2022, from John Burls, a/k/a John W. Burls, of record in Instrument No. 20220729-0086623, as corrected in Instrument No. 20221201-0125774, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1301 B Katie Ave, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 18th day of July, 2025.

This is Us, LLC Series 2 LLC, a Wyoming Limited Liability Company

BY: Michell M. Benoit
Michelle Benoit, Manager

STATE OF IL
COUNTY OF McHenry

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michelle Benoit, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged Michelle Benoit to be the Manager of the within named bargainor, a limited liability company, and that Michelle Benoit, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Michelle Benoit as such Manager.

Witness my hand and official seal this 18 day of Jul, 2025.

My Commission Expires: 2-16-29

Notary Public

OFFICIAL SEAL
JACOB LESZCZYNSKI
Notary Public - State of Illinois
Commission No. 926278
My Commission Expires February 16, 2029

True Copy Certification

I, **Denise Woods,** 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 this the 18 day of July, 2025.

Denise Woods
Affiant Signature
Date 7-18-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of July, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

