THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651392**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1307163 DEEDWARR
08/11/2025 09:55:49 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20250811-0063419

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Douglas Michae Revere and Adele Daniels-Revere 108 Mayberry Court Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 04 0U 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis C. Thompson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Michael Revere and Adele Daniels-Revere, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1812 PRIMROSE AVENUE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1812 PRIMROSE AVENUE HOMES, a Horizontal Property Regime, of record in Instrument No. 20140819-0075028, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Lewis C. Thompson, by Warranty Deed from Florence S. Anderson, widow, of record in Instrument No. 20140721-0064678, in the Register's Office of Davidson County, Tennessee, dated July 18, 2014, and recorded on July 21, 2014.

Being the same property conveyed to Lewis C. Thompson, as to a 50% interest and Douglas Michael Revere and Adele Daniels-Revere, husband and wife, as to a 50% interest by Quitclaim Deed of record in Instrument No. 20250811-0063418, Register's Office of Davidson County, Tennessee.

Subject property is not and has never been the primary, marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE ANNEX NO. 4, as recorded in Plat Book 974, Page 97.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140819-0075028.

Covenants, Conditions and Restrictions as set forth in Restrictive recorded in Book 1174, Page 492 and Book 1191, Page 223.

Charter for 1812 Primrose Avenue Homes Corporation recorded in Instrument No. 20140827-0077978.

This is improved property located at 1814 Primrose Avenue Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2025.

Lewis Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis Thompson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026