THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8762-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 900,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2025. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1311313 DEEDWARR
08/18/2025 11 17 58 AM 2 pgs
Fees $13 00 Taxes $3,330 00
20250818-0065657

STATE OF TENNESSEE NOTARY PUBLIC ELIZABETH YERGER DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
WeRo Inv, LLC	NEW OWNER	
540 Close Lane		116-08-0F-146.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert H Cantwell, Jr and Silvia M Cantwell, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WeRo Inv, LLC., a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 146, as shown on the Revised Plan of Sugartree, Phase 3, of record in Plat Book 5050, Page (s) 67 through 71 inclusive as amended thereto, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Cantwell, Jr and Silvia M. Cantwell, Husband and Wife by Warranty Deed from Grace S. Bathrick, Unmarried of record in Instrument No. 20220804-0089018 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on August 04, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **146 Prospect Hill, Nashville, TN 37205**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this the 15th day of August, 2025.

ROBERT H CANTWELL, JR
BY: [signature] III, ATTORNEY IN FACT

Robert H Cantwell, Jr
By: Robert Henry Cantwell, III, Attorney in Fact

SILVIA M CANTWELL
BY: [signature] III, ATTORNEY IN FACT

Silvia M Cantwell
By: Robert Henry Cantwell, III, Attorney in Fact

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 Robert Henry Cantwell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Robert H. Cantwell, Jr.,** as his Attorney in Fact, as the free act and deed of the within named **Robert H. Cantwell, Jr.**

Witness my hand and official seal this the 15th day of August, 2025.

My Commission expires Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Robert Henry Cantwell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Silvia M. Cantwell,** as her Attorney in Fact, as the free act and deed of the within named **Silvia M/ Cantwell.**

Witness my hand and official seal this the 15th day of August, 2025.

My Commission expires Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON