Tennessee Certification of Electronic Document

Davidson County	DEEDWARR
Recvd: 01/25/17 11:03	4 pgs
Fees:22.00 Taxes:0.00	
20170125-0008117	

I, John Martin, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Maryland

County of Baltimore

Personally appeared before me, ~~John~~ Alissa J. Woodring, a notary public for this county and state, John Martin acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Alissa J. Woodring
Notary Public
Baltimore County, Maryland
My Commission Expires 5/13/17

MY COMMISSION EXPIRES: 5/13/17
NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
11100 66th Street, Suite 28
Largo, FL 33773

When Recorded Return To:
Research Title Company
1912 Liberty Road, Suite 21
Eldersburg, MD 21784

New Owner(s) Address & Mail Tax Statements To:
Lori R Weir and Christopher L. Weir
809 Aimes Court
Nashville, TN 37221

Property Tax ID#: 126 15 0A 154.00
Ref. #: RT-5719

WARRANTY DEED

This instrument, made and entered into on this the 13 day of January, 2017, by and between LORI R. WEIR, a married woman, herein joined by her spouse CHRISTOPHER L. WEIR, Grantors, and LORI R WEIR and CHRISTOPHER L. WEIR, wife and husband, as tenants by the entirety, whose address is 809 Aimes Court, Nashville, TN 37221, Grantees.

Witnesseth:

That for and in consideration of the sum of Fifty Dollars $50.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 809 Aimes Court, Nashville, TN 37221

BEING the same property conveyed to LORI R. WEIR from LORI R. WEIR F/K/A LORI R. CRABTREE, by Quitclaim Deed dated September 23, 2009, and recorded on October 12, 2009, as Document No. 20091012-0094504.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, Grantees' successors and assigns, that Grantors have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

Lori R. Weir

LORI R. WEIR

Christopher L. Weir

CHRISTOPHER L. WEIR

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee }

COUNTY OF Davidson }

On this 13 day of January, 2017, before me, personally appeared LORI R. WEIR and CHRISTOPHER L. WEIR, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Tiffany Wagner

Notary Public Tiffany Wagner
My Commission Expires: August 4, 2020

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 50.00 _____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13 day of January, 2017.

Notary Public
My Commission Expires: _____

JOHN MARTIN
NOTARY PUBLIC
HOWARD COUNTY, MARYLAND
MY COMMISSION EXPIRES 10-02-2019

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Lori R Weir and Christopher L. Weir
809 Aimes Court
Nashville, TN 37221

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 150 ON THE PLAN OF BOONE TRACT AT BILTMORE, SECTION THREE, OF RECORD IN BOOK 970, PAGE 758 AND 759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

FOR INFORMATIONAL PURPOSES ONLY:
The improvements thereon being known as 809 Aimes Ct, Nashville, TN 37221
Tax ID#: 126 15 0A 154.00

BEING the same property conveyed to LORI R. WEIR from LORI R. WEIR F/K/A LORI R. CRABTREE, by Quitclaim Deed dated September 23, 2009, and recorded on October 12, 2009, as Document No. 20091012-0094504.

There has been no transfer of title within the last 24 months.