Karen Johnson Davidson County
Batch# 497579 DEEDQC
10/16/2020 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201016-0120834

Commitment Number: RIN20003815

After Recording, Send To:

Brian Weaver
2538 Edge O Lake Dr., Nashville, TN 37217

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brian Weaver and **Stephanie Weaver**, 3366 Oak Trees Ct., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 07 0 298.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a) (4)

3366 Oak Trees, LLC, an Arizona Limited Liability Company, hereinafter grantor, for $0.00 (Zero dollars and no cents) in consideration paid grants and quitclaims to **Brian Weaver** and **Stephanie Weaver**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is 2538 Edge O Lake Dr. Nashville TN 37217, the following real property:

Land in Davidson County, Tennessee, being Lot No. 42A on the Zone Lot Division of Lot No. 42, Section 3 and Lot No. 50, Section 2 of Lakeshore Woods (erroneously cited as Zone Lot Division of Lot No. 42, Section 2 and Lot No. 50, Section 3 in all prior deeds of record in the chain of title), of record in Plat Book 6250, Page 603, and corrected in Book 6707, Page 855, amending Plat Book 5200, Page 621, Register's Office for said County, to which reference is made for a more complete description.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Brian Weaver, married, and Fredrick P. Weaver, III and Denise F. Weaver, husband and wife, as joint tenants with full rights of survivorship to 3366 Oak Trees, LLC, an Arizona Limited Liability Company, dated April 29, 2019 and recorded on July 07, 2019 in Instrument No. 20200707-0073374, Davidson County records.

Tax Parcel # 150 07 0 298.00
Property Address is: 3366 Oak Trees Ct., Antioch, TN 37013

Executed by the undersigned on October 15, 2020:

3366 Oak Trees, LLC, an Arizona Limited Liability Company

By: _____

Its: Stephanie Weaver Brian Weaver Members

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 15th, 2020 by Brian & Stephanie Weaver its Members on behalf of **3366 Oak Trees, LLC, an Arizona Limited Liability Company** who is personally known to me or has produced TN Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of October, 2020.

Affiant

Brian Weaver Stephanie Weaver
Print Name

(Seal)

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

9/6/2022

James Everett
Print Name

CTIC# _____

True Copy Certification

I, Rebecca Horton, do hereby make oath that I am a licensed attorney and/or 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.

Rebecca Horton

Signature

State of RI

County of Kent

Personally appeared before me, Nicholas F. Iarocci, a notary public for this county and state, Rebecca Horton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/26/22

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022