Karen Johnson Davidson County
Batch# 497670 DEEDQC
10/16/2020 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201016-0120950

Commitment Number: RIN20003903

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**, 1321 Bellshire Terrace Dr., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 041-15-0C-001.00

QUITCLAIM DEED

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

1321 Bellshire, 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**, husband and wife, hereinafter grantees, whose tax mailing address is **1321 Bellshire Terrace Dr., Nashville, TN 37207**, the following real property:

Land in Davidson County, Tennessee, being Unit A on the Plan of "The Bellshire Terrace Townhomes", as established by Master Deed of record in Instrument Number 20051013-0123591, which was re-recorded in Instrument Number 20051208-0147659; as amended to change name from Bellshire Terrace Condominiums-II to The Bellshire Terrace Townhomes in Instrument Number 20071218-0145149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property. Also previously being "part or Lot No. 61 on the plan of Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Pages 179-180, said Register's Office.

Tax Parcel #041-15-0C-001.00
Property Address is: 1321 Bellshire Terrace Dr., Nashville, TN 37207

Being the same property as conveyed from Brian Weaver and Stephanie Weaver, husband and wife to 1321 Bellshire, LLC, AN Arizona Limited Liability Company, dated June 26, 2020 and recorded on July 07, 2020 in Instrument No. 20200707-0073373, Davidson County records.

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

Executed by the undersigned on October 15, 2020:

1321 Bellshire, 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 Weaver Stephanie Weaver its Members on behalf of **1321 Bellshire, 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

exp 9/6/2022

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

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

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