Karen Johnson Davidson County
Batch# 498437 DEEDQC
10/19/2020 12:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201019-0121461

Commitment Number: RIN20003909

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**, 1274 Massman Dr
Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10714 0A 031.00

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

1274 Massman, LLC, an Arizona Limited Liability Company, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid grants and quitclaims to **Brian Weaver** and **Stephanie Weaver**, hereinafter grantees, whose tax mailing address is 1274 massman Dr Washville the following real property:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, and being Unit No. 31, on the Plan of Copperfield Terrace Condominiums as of record in Rook 6250, Page 50, and as described and set forth in the Master Deed at Book 6326, Page 790, both of record in the Register's Office for said County and both to which reference is hereby made and the same incorporated herein by reference for a complete description of said unit and of the conveyance hereby made.
Tax Parcel # 10714 0A 031.00
Property Address is: 1274 Massman Dr., Nashville, TN 37217

Being the same property as conveyed from Brian Weaver and Stephanie Weaver, husband and wife to 1274 Massman, LLC, an Arizona Limited Liability Company, dated June 26, 2020 and recorded on July 07, 2020 in Instrument No. 20200707-0073370, 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:

1274 Massman, LLC, an Arizona Limited Liability Company

By:

Its: 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 **1274 Massman, LLC, an Arizona Limited Liability Company** who is personally known to me or has produced TN Drivers 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

(Seal)

Notary Public

My commission expires:

9/6/2022

James Everett
Print Name

CTIC# _____

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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