THIS INSTRUMENT PREPARED BY:
Brian Weaver
2538 Edge O Lake Dr.
Nashville, TN 37217

AFTER RECORDING RETURN TO:
Brian Weaver
2538 Edge O Lake Dr.
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 570203 DEEDQC
02/08/2021 10:38:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210208-0017562

Grantee:
1321 Bellshire, LLC
2538 Edge O Lake Dr.
Nashville, TN 37217

Send Tax Bills To:
Highlands Residential Mortgage
Tax Department
P.O. Box 77404
Ewing, NJ 08628

Map & Parcel No.: 041-15-0C-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Brian Weaver and Stephanie Weaver, husband and wife** ("Grantors") do hereby quitclaim and convey unto **1321 Bellshire, LLC, an Arizona Limited Liability Company** ("Grantees"), their heirs and assigns, all of our Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 of" 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.

Being the same property conveyed to Clyde H. Robinson IV, an unmarried man by Warranty Deed from DJ's Properties, LLC, a Tennessee limited liability company dated October 18, 2016 and recorded October 20, 2016 as Instrument No. 201610200111142, in said Register's Office for Davison County, Tennessee.

Being the same property conveyed to Brian Weaver and Stephanie Weaver, husband and wife, from Clyde H. Robinson, IV, an unmarried man, by Warranty Deed dated November 01, 2018, of record in Instrument No. 20181102-0108811 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 1321 Bellshire, LLC, an Arizona Limited Liability Company, from Brian Weaver and Stephanie Weaver, husband and wife, by Quit Claim Deed dated June 26, 2020, of record in Instrument No. 20200707-0073373 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brian Weaver and Stephanie Weaver, husband and wife, from 1321 Bellshire, LLC, an Arizona Limited Liability Company, by Quit Claim Deed dated October 15, 2020, of record in Instrument No. 20201016-0120950 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1321 Bellshire Drive, Nashville, Tennessee 37207.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this

4 **day of** February, **20**21.

Brian Weaver

Stephanie Weaver

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, **Brian Weaver and wife, Stephanie Weaver** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4 **day of** February, **20**21.

NOTARY PUBLIC

BRIAN WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: September 2, 2024

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$-0- (Quitclaim Deed)**.

AFFIANT

Subscribed and sworn to before me, this 4 **day of** February, **20**21.

NOTARY PUBLIC

BRIAN WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: September 2, 2024