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



20210208-0017563

Grantee:
3366 Oak Trees, 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.: 150-07-0-298.00

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 **3366 Oak Trees, 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:

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.

Being the same property conveyed to Brian Weaver, married, and Frederick P. Weaver, III and Denise F. Weaver, husband and wife, as joint tenants with full rights of survivorship from April E. Robbins, an unmarried woman, by Warranty Deed dated September 18, 2017, of record in Instrument #20170920-0096324, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 3366 Oak Trees, LLC, an Arizona Limited Liability Company, from Brian Weaver, married, and Frederick P. Weaver, III and Denise F. Weaver, husband and wife, as joint tenants with full rights of survivorship, by Quit Claim Deed dated April 29, 2019, of record in Instrument #20200707-0073374, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brian Weaver and Stephanie Weaver, husband and wife, from 3366 Oak Trees, LLC, an Arizona Limited Liability Company, by Quit Claim Deed dated October 15, 2020, of record in Instrument #20201016-0120834, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3366 Oak Trees Court, Antioch, TN 37013.

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, 2021.

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, 2021.

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, 2021.

NOTARY PUBLIC

BRIAN WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: September 2, 2024