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# 634977 **DEEDQC**
05/13/2021 08:27:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210513-0064438

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

Send Tax Bills To:
Brian Weaver
2538 Edge O Lake Dr.
Nashville, TN 37217

Map & Parcel No.: 107140A03000CO

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, **1276 Massman, LLC, an Arizona Limited Liability Company** ("Grantors") does hereby quitclaim and convey unto **Brian Weaver and Stephanie Weaver, husband and wife** ("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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 30 of Copperfield Terrace Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Copperfield Terrace Condominiums of record in Book 6326, Page 790 and plan of record in Book 6250, Page 50, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Brian Weaver and wife, Stephanie Weaver, from W. T. Thomas and wife, Jean C. Thomas by Warranty Deed dated May 26, 2016, of record in Instrument No. 20160603-0056041 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 1276 Massman, LLC, an Arizona Limited Liability Company from Brian Weaver and wife, Stephanie Weaver, by Quitclaim Deed dated February 13, 2017, of record in Instrument No. 20170214-0015243 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brian Weaver and Stephanie Weaver, husband and wife, from 1276 Massman, LLC, an Arizona Limited Liability Company, by Quitclaim Deed dated March 26, 2018, of record in Instrument No. 20180404-0031711 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 1276 Massman, LLC, an Arizona Limited Liability Company, from Brian Weaver and Stephanie Weaver, husband and wife, by Quitclaim Deed dated June 26, 2020, of record in Instrument No. 20200707-0073371 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1276 Massman Drive, Nashville, Tennessee 37217.

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

10 **day of** May, **20**21.

1276 Massman, LLC, an Arizona Limited Liability Company

By Its Members: 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, **1276 Massman, LLC, an Arizona Limited Liability Company** 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 10 **day of** May, **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 10 **day of** May, **20**21.

NOTARY PUBLIC

BRIAN WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: September 2, 2021