This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 766196 DEEDWARR
12/02/2021 01:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211202-0159945

New Owner:
JANICE L. WEISS, Trustee
WEISS REVOCABLE LIVING TRUST
dated August 2, 2019
3231 Harpeth Springs Drive
Nashville, Tennessee 37221

Send Tax Bill:
1229 General George Patton Rd.
Nashville, TN 37221

Map/Parcel
141060D18300CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 29th day of November, 2021.

Notary Public

My Commission Expires:

ROBIN ROMERO-MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES: 01/26/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, JANICE LOUISE WEISS, who is one and the same JANICE L. WEISS, an unmarried woman, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JANICE L. WEISS, TRUSTEE of the WEISS REVOCABLE LIVING TRUST, dated August 2, 2019.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 29th day of November, 2021.

By: _____
JANICE LOUISE WEISS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANICE LOUISE WEISS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29th day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____



Exhibit A
Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit No. 183 on the Plan of the Horizontal Property Regime Private Element Plat of Riverbridge Community, a Planned Unit Development, as of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JANICE LOUISE WEISS, an unmarried woman, by Quitclaim Deed of record from JANICE LOUISE WEISS ALSO KNOWN AS JANICE L. WEISS, TRUSTEE OF THE WEISS REVOCABLE LIVING TRUST, DATED AUGUST 2, 2019, in Instrument Number 20210924-0128612 in the Davidson County Register's Office.

This conveyance is subject to the following:

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999, Boundary Plat recorded at Instrument No. 20020709-0082561, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030205-0016032, amended at Instrument No. 20050520-0056889, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020987.

Charter of Riverbridge Homeowners Association recorded at Instrument No. 20030218-0020986.

Conveyance of Common Area recorded at Instrument No. 20030303-0027398.

Easement for Right-of-way to Comcast Nashville, recorded in Instrument No. 20121114-0104692.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

This is improved property known as 3231 Harpeth Springs Drive, Nashville, TN 37221.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 29, 2021 (date of document).

James M. Adcox III
Signature

11/29/21
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of November, 2021.

Samantha Stevenson
Notary Signature

My Commission Expires: 10/11/2025

