Karen Johnson Davidson County
Batch# 886073 DEEDQC
07/08/2022 11:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220708-0078919

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me this 6th day of June, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Roberts V. Weaver, Jr. and/or Julie B. Weaver, Trustees 322 Whitworth Way Nashville, Tennessee 37205	SAME	104 14 0H 027.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Roberts V. Weaver, Jr. and wife, Julie B. Weaver**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Roberts V. Weaver, Jr. and/or Julie B. Weaver, Trustees of the Weaver Residence Trust, established by the Revocable Trust Agreement of Roberts V. Weaver, Jr. and Julie B. Weaver dated June 6, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 6th day of June, 2022.

Roberts V. Weaver, Jr.

Julie B. Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roberts V. Weaver, Jr. and Julie B. Weaver, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 6th day of June, 2022.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Whitworth, Phase III, Section 1, as of record in Plat Book 7900, pages 866 thru 868, amended in Book 9582, page 345, and Book 10270, page 34, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Roberts V. Weaver, Jr. and wife, Julie B. Weaver by deed from Curtis L. Watkins and wife, Mary Silva Doctor, of record as Instrument No. 20170404-0032835, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year's State and County taxes which have been assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, annexed in Book 10503, page 139, amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Amended By-Laws of record in Instrument No. 20030812-0097386, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, pages 866 thru 868, amended in Book 9582, page 834, and Book 10270, page 34, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Plan of record as Book 6900, pages 838 thru 841, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 3467, page 204 and in Book 3573, page 442, Register's Office for Davidson County, Tennessee.
10. Easement for Storm Water Maintenance System of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.
11. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Book 10633, page 334, Register's Office for Davidson County, Tennessee.
13. Designation Agreement of Declarant recorded in Book 9738, page 770, Register's Office for Davidson County, Tennessee.

This is improved property known as 322 Whitworth Way, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 June 6, 2022.

07-08-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of July, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

