Karen Johnson Davidson County
Batch# 1162596 DEEDQC
07/25/2024 11:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240725-0056343

QUITCLAIM DEED

1195385

MAIL RECORDED DEED TO:

KENSINGTON VANGUARD
39 W. 37TH STREET, 7TH FLOOR
NEW YORK, NY 10018

OWNER (SEND TAX BILLS TO):

ISRAEL D. WEAVER
ROBERT MICHAEL BERTINI
1404 RAVENNA CT. N.
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT MICHAEL BERTINI, a married man, who acquired title as an unmarried man, joined by his spouse, ISRAEL D. WEAVER (herein, "Grantor"), whose address is 1404 Ravenna Ct. N., Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to ISRAEL D. WEAVER and ROBERT MICHAEL BERTINI, a married couple, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1404 Ravenna Ct. N., Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1404 Ravenna Ct. N., Antioch, TN 37013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

PIN NO: 150-03-0-348

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
Israel D. Weaver

Subscribed and sworn to under oath before me, this 19th day of July, 2024 by Israel D. Weaver.

[Affix Notary Seal]

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/06/2025

Grantee:

Grantee signature: _____
Robert Michael Bertini

Subscribed and sworn to under oath before me, this 19th day of July, 2024 by Robert Michael Bertini.

[Affix Notary Seal]

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/06/2025

WITNESS my hand and seal this 19 day of July, 2024

GRANTOR:

Robert Michael Bertini

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert Michael Bertini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

GRANTOR:

Israel D. Weaver

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Israel D. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

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

Land in Davidson County, Tennessee, being Lot No. 458 on the Plan of Section Nine "The Country" of record in Plat Book 6900, Pages 285 & 286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

For information purposes only: tax/parcel number 150 03 0348.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20050527-0060158, on May 27, 2005.

PIN NO: 150-03-0-348

STREET ADDRESS:

1404 Ravenna Ct. N., Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Alejandra Quintero, 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 07/19/2024.

Date

Affiant Signature

07/19/2024
Date

State of New York

County of New York

Sworn to and subscribed before me this 19 day of July, 2024.

Notary's Signature

My Commission Expires: 04/24/2025
Date

Notary's Seal (if on paper)

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6367557
Qualified in Suffolk County
My Commission Expires 04-24-2025