Karen Johnson Davidson County
Batch# 1176346 DEEDQC
09/03/2024 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240903-0067632

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 3, 2024.

Notary Public

My Commission Expires: _____

New Owner Address:
The Weimer Family Trust
5848 E Ashland Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
14509004900

QUITCLAIM DEED

Nicholas N. Weimer and Jennifer L. Weimer, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Weimer Family Trust**, dated February 14, 2019 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 3, 2024**.

Nicholas N. Weimer

Jennifer L. Weimer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Nicholas N. Weimer and Jennifer L. Weimer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 3, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County.

Being the same property conveyed to Nicholas N. Weimer and Jennifer L. Weimer, husband and wife from John T. Miller, married, by deed of record in Instrument No. 20130130-0009462, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5848 E Ashland Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 September 3, 2024.

Affiant Signature

9/3/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 3, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2021