Karen Johnson Davidson County
Batch# 1187179 DEEDQC
09/27/2024 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240927-0075007

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

John Malcom Weir, Affiant

Subscribed and sworn to before me this 25th day of September, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
John Malcom Weir, Co-Trustee Sharon Kaye Weir, Co-Trustee 106 Kenner Avenue Nashville, TN 37205	Same	MAP 116-03M 106.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **John M. Weir and wife, Sharon K. Weir,** the "**Grantors**", do hereby convey and quitclaim unto **John Malcom Weir and Sharon Kaye Weir, Co-Trustees of the Weir Family 2024 CP Trust dated September 25, 2024,** a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 25th day of September, 2024.

John M. Weir

Sharon K. Weir

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared John M. Weir and Sharon K. Weir, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25th day of September, 2024.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 106, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172 and 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to John M. Weir and wife, Sharon K. Weir by deed from AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M CAPRE INVESTORS BP I – BELL MEADE CONDOS, LLC, a Delaware limited liability company, of record in Instrument No. 20121101-0100446, dated October 29, 2012, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as either 4120 Ridgefield Drive, Unit 106, Nashville, TN 37205 or as 106 Kenner Avenue, Nashville, TN 37205.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 September 25, 2024 (date of document).

Casey W. Riggs
Affiant Signature

9-25-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of September, 2024.

Breauna N. Murphy
Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

