This Document Prepared By:
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1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
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This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Weber Family Trust
Dated December 17, 2024 is a revocable
living trust

After Recording, Return and
Mail Tax Statements To:
David M. Weber and Mary Jo Weber, as co-Trustees
Mailing address
1219 Chickadee Circle, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1217816 DEEDQC
12/18/2024 02:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241218-0098392

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, DAVID M. WEBER and MARY JO WEBER, husband and wife, the GRANTORS,

Whose mailing address is 1219 Chickadee Circle, Hermitage, TN 37076;

hereby conveys their interest and quitclaim to

DAVID M. WEBER and MARY JO WEBER, as co-Trustees of the WEBER FAMILY TRUST, U/A dated: December 17, 2024, the GRANTEE,

Whose mailing address is 1219 Chickadee Circle, Hermitage, TN 37076;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Lot No. 58D, on the Plan of Bridgewater, Phase I, Section "A", Villa Units, Lots 47D thru 78D as shown on the supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument No.20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PREMISES conveyed to Grantors by: Warranty Deed from Roy Heil and wife, Donnah Lynn Heil, dated March 29, 2019, filed April 10, 2019, of record Instrument Number 20190410-0032518, in the Register's Office for Davidson County, Tennessee.

This conveyance is Subject to Utility Easement to TVA of record in Book 1291, Page 99, Register's Office for said County.

Maintenance Agreement of record in Instrument 200510240128043, Register's Office for said County.

Storm Water Agreement to Metro of record In Instrument 200502220019150, Register's Office for said County.

Easement to Metro of record in Instrument 200601200008000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200510240128043; 200610040122802; and 200511220141076, said Register's Office.

More commonly known as: 1219 Chickadee Circle, Hermitage, TN 37076.

Assessor's Parcel Number: 098060B06600CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: December 17, 2024

David M. Weber

Mary Jo Weber

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, David M. Weber and Mary Jo Weber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

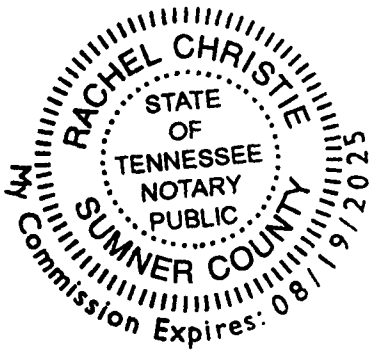
WITNESS my hand, at office,

This 17th day of December, 2024.

Rachel Christie

Rachel Christie, Notary Public

My commission expires: August 19, 2025



The Life and Legacy Law Center PLLC

1529 Hunt Club Blvd #100
Gallatin, TN 37066

TRUE COPY CERTIFICATE

I, Allen Christie, 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 December 17th, 2024.

Affiant Signature

12/17/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th, day of December 2024.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

