QUITCLAIM DEED

Karen Johnson
Batch # 1237821
02/14/2025 02 22 29 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250214-0011457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/06/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and please return to)
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
TRISTIAN WEIR AND TKEYA WEIR	**New Owners**	**05915017500**
(NAME)	(NAME)	
658 Moormans Arm Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TRISTIAN WEIR AND TKEYA WEIR ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

TRISTIAN WEIR AND TKEYA WEIR, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT.

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 203 ON THE PLAN OF HAYNES MANOR SECTION II, AS OF RECORD IN BOOK 3700, PAGE 88, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 203 FRONTS 75 FEET ALONG THE NORTHWESTERLY MARGIN OF MOORMAN'S ARM ROAD AND RUNS BACK 136.3 FEET ON THE SOUTHWESTERLY LINE AND 136. 7 FEET ON THE NORTHEASTERLY LINE TO A LINE AT THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CLECHETTE Y. FRAZIER, BY WARRANTY DEED, FROM MARY ANNETTE FRAZIER, OF RECORD IN BOOK 8434, PAGE 321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID WARRANTY DEED BEING EXECUTED ON AUGUST 29, 1991 AND RECORDED ON SEPTEMBER 3, 1991.

THE SAID CLECHETTE Y. FRAZIER, BEING ALSO KNOWN AS CLECHETTE Y. WEIR, HAVING SINCE DIED INTESTATE ON DECEMBER 14, 2019, THE PROPERTY OF THE SAID CLECHETTE Y. FRAZIER VESTED TRISTIAN WEIR AND TKEYA WEIR, AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20241119-0089527 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **658 Moormans Arm Road, Nashville, TN, 37207.**

Witness our hands this the 12 day of February, 2025.

TRISTIAN WEIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRISTIAN WEIR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained

Witness my hand and official seal, this the 12 day of February, 2025

Notary Public

My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Tkeya Weir

TKEYA WEIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TKEYA WEIR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained

Witness my hand and official seal, this the 12 day of February, 2025

Notary Public

My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY