THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1315832 DEEDWARR
08/28/2025 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250828-0069132

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Mark Alan Weber

MARK ALAN WEBER, as Co-Trustee, Affiant

Subscribed and sworn to before me,
this 28th day of August, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2027

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Mark Alan Weber and Teresa Carol Weber, as Co-Trustees of the Mark and Teresa Weber Community Property Trust 9735 Jupiter Forest Drive Brentwood, TN 37027	Mark Alan Weber and Teresa Carol Weber, as Co-Trustees of the Mark and Teresa Weber Community Property Trust 9735 Jupiter Forest Drive Brentwood, TN 37027	161-13B-441

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **TERESA CAROL WEBER, Trustee of the TERESA C. WEBER SEPARATE PROPERTY TRUST, as amended and restated u/a dated September 9, 2015** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **MARK ALAN WEBER and TERESA CAROL WEBER, as Co-Trustees of the MARK AND TERESA WEBER COMMUNITY PROPERTY**

TRUST under agreement dated July 15, 2020, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 441 on the Plan of Creekside of Brentwood, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20040702-0079260; as amended in Instrument No. 20050204-0013611, Instrument No. 20050329-0034131 and in Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Teresa Carol Weber, Trustee of the Teresa C. Weber Separate Property Trust, as amended and restated u/a dated September 9, 2015 by Warranty Deed dated September 9, 2015, from Teresa C. Weber and husband, Mark Weber, of record as Instrument No. 20150917-0094552, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 441 Lazy Creek Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself and its successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 28th day of August, 2025.

Teresa Carol Weber

TERESA CAROL WEBER, Trustee of the Teresa C. Weber Separate Property Trust

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Carol Weber, Trustee of the Teresa C. Weber Separate Property Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 28th day of August, 2025.



Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 August 28, 2025

8/28/2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 28th day of August, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

