THIS INSTRUMENT PREPARED BY:
F. MICHIE GIBSON, JR.
Attorney at Law
4979 Lebanon Pike, Suite C
Old Hickory, TN 371318
Reg. Number: 13547
(615) 244-0095

From information provided by parties.
Preparer makes not warranty as to title.

Karen Johnson
Batch # 1317810
09/03/2025 11 08 42 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250903-0070271

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills To:**	
Connie Lee Russell **3289 Trails End Lane** **Nashville, TN 37214**	**Same**	**Map & Parcel No:** **108-00-0 / 149.00** **108-00-0 / 179.00**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John Stephen Weaver, by these presents do hereby quitclaim and convey unto my sister, Connie Lee Russell, her successors and assigns, all of my right, title and interest in and to the following tract of land:

A certain tract or parcel of land located in the 13th Councilmanic District of Davidson County, Tennessee and described as follows:

BEGINNING at a New Iron Rod in the Southerly margin of Trails End Lane, said point being the Northeast corner of the property described herein; thence South 9°42'16" West 226.55 feet to an iron rod, the Southeast Corner of the tract described herein; thence South 78°46'38" West 368.11 Feet to an iron rod, the Southeast corner of the property described herein; thence North 11°49'15" West 234.65 feet to an iron rod; thence South 69°49'18" East 170.00 feet to an iron rod, the common corner of the two tracts combined herein; thence North 15°55'42" East 144.16 feet to a New Iron Rod in the Southerly margin of Trails End Lane; thence Easterly along the Southern margin of Trails End Lane in an arc with a radius of 476.58 feet for a distance of 92.50 feet; thence South 88°40'20" East 156.54 Feet to the point of beginning and containing 2.07 acres, more or less, according to a survey of John D. McCormick TN.RLS #674 dated March 15, 2013.

Being all the same property conveyed to Milton L. Weaver, Un-married, by Quitclaim Deed from Milton L. Weaver, Un-married, dated May 29, 2013 and of record as Instrument Number 20130530-0054613, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Stephen Weaver and Connie Lee Russell by Affidavit of Inheritance from their father, Milton Lee Weaver of record as Instrument Number 20250903-0070269 Register's Office for Davidson ~~Giles~~ County, Tennessee. and 20250903-0070270

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

Witness my hand this 27th day of August, 2025.

John Stephen Weaver
JOHN STEPHEN WEAVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, F. Michi Gibson a Notary Public, in and for said County and State, JOHN STEPHEN WEAVER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Old Hickory, Tennessee, this 27th day of August, 2025.

F. MICHI GIBSON JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-14-29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $_____.

AFFIANT

Sworn to and subscribed before me
this _____ day of _____, 2025.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Connie R Russell, Affiant
Subscribed and sworn before me this the
3 Day of September, 2025.
J. Rivera, Deputy Register