THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Brooke Lynn Weaver
36 Jones Circle
Old Hickory, TN 37138

Send Tax Bill to:
New Owner

Map-Parcel Number:
044-11-0-177.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 3rd day of October, 2025.

Notary Public

My Commission Expires:
6/16/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BROOKE LYNN WEAVER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **BROOKE LYNN WEAVER, AN UNMARRIED WOMAN, AND CHELSEA HAWKINS, AN UNMARRIED WOMAN, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 36 Jones Circle, Old Hickory, TN 37138.

Karen Johnson Davidson County
Batch# 1333171 DEEDQC
10/10/2025 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251010-0081213

BW

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of October, 2025.

Brooke Lynn Weaver

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brooke Lynn Weaver,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2025.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Exhibit A

Land in Davidson County, Tennessee, Being known and designated as all of Lot No. 35, River Vista Subdivision, Village of Old Hickory, as shown on the plan recorded August 19, 1949, in Book 1424, Page 118, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description of said property; generally known as fronting 103 feet on Jones Circle, containing 0.41 acres, more or less.

Being the same property conveyed to Brooke Lynn Weaver, an unmarried woman from Allen B. Craig, Successor Trustee of The Edwin & Mary Jenkins Living Trust dated 3/4/2016, by Warranty Deed 12/02/2024, of record in Instrument No. 20241203-0093805, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/03/2025.

Affiant Signature

10/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY