Karen Johnson Davidson County
Batch# 1373271 DEEDQC
01/29/2026 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260129-0006220

QUITCLAIM DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
DAVID WEBER AND MADALYNN WEBER (NAME)	**NEW OWNER** (NAME)	**127 00 0 039.00**
8041 HIGHWAY 70 SOUTH, NASHVILLE, TN 37221 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of January, 2026, the undersigned, **DAVID WEBER, UNMARRIED, AND MADALYNN MERSHON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **DAVID WEBER AND MADALYNN WEBER, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **8041 HIGHWAY 70 SOUTH, NASHVILLE, TN 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of SECOND REVISION TO THE FINAL PLAT OF ANNA REBECCA ESTATES of record in Plat Book 9700, Page 273, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Weber, Unmarried, and Madalynn Mershon, Unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Kenton Bryant and Rachel Rinaldi Bryant, Husband and Wife, of record in Instrument No. 20240517-0036680, in the Register's Office of Davidson County, Tennessee, dated May 16, 2024 and recorded on May 17, 2024.

Note: On or around August 31, 2024, David Weber and Madalynn Mershon got married. Madalynn Mershon then legally changed her name to Madalynn Weber.

This improved property more commonly known as 8041 Highway 70 South, Nashville, TN 37221.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of January, 2026.

GRANTOR: DAVID WEBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DAVID WEBER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of January, 2026.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: MADALYNN WEBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MADALYNN WEBER,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of January, 2026.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 16, 2026

Affiant Signature

January 16, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16 day of January, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY