Karen Johnson Davidson County
Batch# 1393358 DEEDWARR
03/16/2026 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20260316-0020833

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1071-TH

Name and Address of New Owner:
Jarrod William Weekley, Trustee of The Jarrod William Weekley Living Trust
847 Wren Road
Goodlettsville, TN 37072-2316

Send Tax Bills To:
Jarrod William Weekley, Trustee of The Jarrod William Weekley Living Trust
100 Tyne Bay
Hendersonville, TN 37075

Map & Parcel No: 034 01 0 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Victoria K. Mayes, a widow,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jarrod William Weekley, Trustee of The Jarrod William Weekley Living Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of ECHO MEADOWS of record in Plat Book 2331, Page 64, Register's Office for said County. Said Lot No. 21 fronts 120 feet on the Westerly margin of Wren Road and extends back 211.7 feet on the Northerly line and 245.1 feet on the Southerly line to the Easterly right-of-way line of the L & N Railroad, measuring 163 feet thereon.

Being the same property conveyed to Bobby A. Mayes and wife, Victoria K. Mayes, by Warranty Deed from William A. Trebing, Jr. and wife, Sheila K. Trebing, of record in Book 5721, Page 740, in the Register's Office of Davidson County, Tennessee, dated March 13, 1981, and recorded on March 16, 1981. The said Bobby A. Mayes died on April 22, 2012, leaving Victoria K. Mayes as the surviving tenant by the entirety. As pursuant to the Order Appoint Conservatoship in the Chancery Court for Sumner County, Tennessee, in Case# 2026PR-57, Shelly Carman and Robert Mayes execute this Deed as Conservators on behalf of Victoria K. Mayes.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5)

All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **847 Wren Road, Goodlettsville, TN 37072-2316**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of March, 2026.

Victoria K Mayes by Shelly Carman (SEAL)
Victoria K. Mayes by Shelly Carman, as her Conservator

Victoria K Mayes by Robert Mayes (SEAL)
Victoria K. Mayes by Robert Mayes, as her Conservator

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me the undersigned, a Notary Public in and for said State and County, personally appeared Shelly Carman and Robert Mayes, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Victoria K. Mayes, as her Conservators, acknowledged that such persons executed the same as the free act and deed of Victoria K. Mayes, as her Conservators.

Witness my hand, at office, this March 13, 2026.

Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this March 13, 2026.

Notary Signature

My commission expires:

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 3.13.26 (date of document).

Affiant Signature

March 16, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of March, 2026.

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

MY COMMISSION EXPIRES: 4.22.29