Karen Johnson Davidson County
Batch# 1404769 DEEDQC
04/13/2026 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029844

Tax Liability & Owner:
Cecil Ward Weems et ux
Theresa Wayne Weems
1407 Douglas Avenue
Nashville, Tennessee 37206

This instrument prepared by:
Patrick J. Swanson, Esq.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map & Parcel 072-14-0-193.00

This Deed prepared without benefit of a title search and from information provided for by the parties.

QUITCLAIM DEED WITH RESERVATION OF LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CECIL WARD WEEMS and wife, THERESA WAYNE WEEMS, do hereby convey and quitclaim unto, WILLIAM WESLEY WARD WEEMS, subject to a life estate in favor of CECIL WARD WEEMS and wife, THERESA WAYNE WEEMS, his heirs and assigns, all of our right, title, and interest, in and to the following described real estate located in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being the easterly half of Lot No. 39 on the Plan of H. M. Doak's Subdivision as of record in Book 332, page 22, Register's Office, Davidson County, Tennessee.
>
> Said part of Lot No. 39 fronts 50 feet on the northerly side of East Douglas Avenue and runs back between parallel lines 265 feet to a dead line.
>
> And being the same property conveyed to CECIL WARD WEEMS and wife, THERESA WAYNE WEEMS, by Warranty Deed from SUSAN E. YOUNG and husband, CLARENCE I. YOUNG, dated March 30, 1999, and recorded on April 6, 1999, at 11:05 A.M. in Deed Book 11416, page 772, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

WITNESS our hands, this the 11th day of April, 2026.

Cecil Ward Weems

Theresa Wayne Weems

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CECIL WARD WEEMS and wife, THERESA WAYNE WEEMS, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2026.

PATRICK J SWANSON STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: July 12, 2028.

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 11th day of April, 2026.

PATRICK J SWANSON STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: July 12, 2028.

I, Shawn C. Trail, 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 April 13th, 2026.

04-13-26
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 13th day of April 2026

IVY WOMACK JERNIGAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public

My Commission Expires: October 20, 2029