Karen Johnson Davidson County
Batch# 1466665 DEEDQC
09/01/2026 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080845

QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Affiant *Subscribed and sworn before me this 21st day of August, 2026.* Notary Public My commission expires: July 3, 2028 (Affix Seal)

MEREDITH SILVA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-28

THIS INSTRUMENT PREPARED BY
Meredith Silva of Silva Law, LLC, Attorney, 901 Woodland St., Ste. 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Randy J. Weddle, Trustee of the Weddle Family Living Trust, dated August 21, 2026. 1453 Timber Ridge Circle Nashville, Tennessee 37211	Same	172-04-0A-052.00-CO

THIS CONVEYANCE is made and entered into on this 21st day of August, 2026, between **RANDY JAMES WEDDLE,** (collectively and hereinafter "Grantor") and **RANDY J. WEDDLE, TRUSTEE OF THE WEDDLE FAMILY LIVING TRUST, DATED AUGUST 21, 2026**, (hereinafter "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20000209-0013331, 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 James R. Claybrooks and Wanda L. Claybrooks,

husband and wife by Warranty deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20011005-0108795 Register's Office for Davidson County, Tennessee, dated September 28, 2001 and recorded on October 05, 2001.

BEING the same property conveyed to Randy James Weddle and Jacqueline Marlene Weddle, husband and wife, by Warranty deed from James R. Claybrooks and Wanda L. Claybrooks, husband and wife, in Instrument No. 20191203-0124512 Register's Office for Davidson County, Tennessee, dated December 2, 2019 and recorded on December 3, 2019. Jacqueline Marlene Weddle passed away on May 2, 2026, leaving Randy James Weddle as the sole owner by right of survivorship by operation of law.

This conveyance is subject to any and all existing covenants, restrictions, and easements of record.

This is improved property known as: 1453 Timber Ridge Circle, Nashville, TN 37211

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

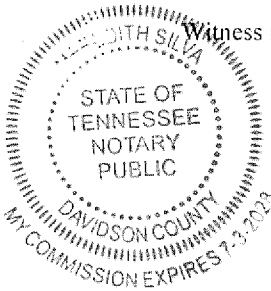
Dated this 21ST day of August, 2026.

RANDY JAMES WEDDLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **RANDY JAMES WEDDLE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 21st day of August, 2026.



Meredith, Silva Notary Public
My Commission Expires: July 3, 2028

Tennessee Certification of Electronic Document

I, Meredith Silva, 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 August 21, 2026.

Affiant Signature **Date** 8/25/2026

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me on this 25 day of August, 2026.

TERESA M. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Notary Signature

My commission expires: 7/7/2027