WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2026.

Notary Public
COMMISSION EXPIRES: _____

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1482481 DEEDWARR
10/08/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20261008-0092588

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel P. McVay, Trustee June P. McVay, Trustee	Legacy Home Loans, LLC DBA Steadfast Mortgage	098-06-0B-066-00
(NAME)	(NAME)	
1219 Chickadee Circle	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David M. Weber and Mary Jo Weber, as Co-Trustees of the Weber Family Trust, U/A dated December 17, 2024,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel P. McVay, Trustee, and June P. McVay, Trustee of the Samuel and June McVay Revocable Living Trust dated January 15, 2015,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B of Lot No. 58D, as shown on on the plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D, as depicted in Exhibit "C" of the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record as Instrument No. 20051122-0141076, as amended Instrument No. 20061004-0122802, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Master Declaration of record as Instrument No. 20051024-0128043, as amended Instrument No. 20190122-0006133, said Register's Office.

Being the same property conveyed to DAVID M. WEBER AND MARY JO WEBER, by deed from ROY HEIL AND WIFE, DONNAH LYNN HEIL, of record as Instrument No. 20190410-0032518, dated March 29, 2019, said Register's Office.

DAVID M. WEBER AND MARY JO WEBER, HUSBAND AND WIFE, conveyed said property to DAVID M. WEBER AND MARY JO WEBER, AS CO-TRUSTEES OF THE WEBER FAMILY TRUST, U/A DATED: DECEMEBR 17, 2024, by Quitclaim Deed of record as Instrument No. 20241218-0098392, dated December 17, 2024, said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1219 Chickadee Circle (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 9495-26
Warranty Deed Individual LES rev. 09-2018

202610080092588

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of October, 2026.

The Weber Family Trust U/A dated December 17, 2024

By: _____ Co-Trustee
David W. Weber, Co-Trustee

By: _____ Co-Trustee
Mary Jo Weber, Co-Trustee

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared David W. Weber and Mary Jo Weber, Co-Trustees of The Weber Family Trust U/A dated December 17, 2024, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2026.

_____
S. Nixon Pressley
Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

202610080092588

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 10-5-26.

Affiant Signature

10-5-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 5 day of Oct, 2026.

Notary Signature
My commission expires: _____

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON