BILL GARRETT, Davidson County
Trans:T20140069937 DEEDQC
Recvd: 09/18/14 11:23 4 pgs
Fees:27.00 Taxes:0.00
20140918-0085721

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **PETER J. FERREIRA, EXECUTOR for the ESTATE OF FLORENCE T. FERREIRA**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **PETER J. FERREIRA, Individually (a married person)**

ADDRESS NEW OWNER:
Peter J. Ferreira
3206 Merlyn Lane
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
08412012200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, Peter J. Ferreira, Executor for the Estate of Florence T. Ferreira (DOD: 11/11/13 -- see Davidson County Probate Court, Case No. 13P-2015), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 39 on the Plan of Lincoya Hills of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 120 feet on the easterly side of Merlyn Drive and runs back 177.8 feet on the north line and 177.7 feet on the south line, to a dead line, measuring 119.8 feet thereon.

Being the same property conveyed to Joseph A. Ferreira and wife, Florence T. Ferreira by Deed of record in Book 4538, Page 475, Register's Office for Davidson County, Tennessee; and, the said Joseph A. Ferreira subsequently conveyed his interest in and to the subject real property to Florence T. Ferreira by Quitclaim Deed dated March 27, 1989, of record in Book 7811, Page 379, Register's Office for said County. The said Florence T. Ferreira became ceased on November 11, 2013, leaving testamentary instruments bequeathing her entire estate to Peter J. Ferreira, inclusive of the subject real property.

This is improved real property located at and known as 3206 Merlyn Lane, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim and convey unto **PETER J. FERREIRA, Individually (a married person),** his heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 11TH day of SEPTEMBER, 2014.

Peter J. Ferreira, EXE.
PETER J. FERREIRA, Executor
for the ESTATE OF FLORENCE T. FERREIRA

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **PETER J. FERREIRA**, Executor of the **ESTATE OF FLORENCE T. FERREIRA**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11TH day of September, 2014.

LINDA SCHREIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE A. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Peter A. Fumia, EXE.
AFFIANT

Subscribed and sworn to before me this 11th day of September, 2014.

Linda Schreiner
NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2017