QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 217018 DEEDQC
04/12/2019 10:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190412-0033573

Y-VRES-19-16A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Pierce Family Trust	**New Owner**	
(NAME)	(NAME)	**071-14-0O-001.00-CO**
77975 Calle Colima,		
(ADDRESS)	(ADDRESS)	
La Quinta, CA 92253		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIRK PIERCE AND MARIA G. PIERCE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIRK PIERCE AND MARIA G. PIERCE, TRUSTEES, UNDER THE PIERCE FAMILY TRUST DATED JANUARY 19, 2018** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 16 Fern Avenue Townhomes, A Planned Unit Development (With Private Elements) of record as Instrument No. 20171130-0122276 and being shown on Plat attached thereto as Exhibit "B", 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 Dirk Pierce and Maria G. Pierce, husband and wife by deed from DeFatta Custom Homes, LLC, a Tennessee Limited Liabiliaty Company f/k/a DAC Homebuilders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190321-0025581, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as: **16A Fern Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 11 day of April, 2019.

Dirk Pierce

Maria G. Pierce

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIRK PIERCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th Day of APRIL, 2019.

Notary Public
My Commission Expires: 12/31/2020
(SEAL)

NAYAN P. GHELANI
COMM. #2174611
Notary Public - California
RIVERSIDE
My App. Expires Dec. 31, 2020

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA G. PIERCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th Day of APRIL, 2019.

Notary Public
My Commission Expires: 12/31/2020
(SEAL)

NAYAN P. GHELANI
COMM. #2174611
Notary Public - California
RIVERSIDE
My App. Expires Dec. 31, 2020

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave South
Nashville, TN 37212
615-383-2903

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY