Karen Johnson Davidson County
Batch# 628077 DEEDQC
05/03/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210503-0059271

1041-013

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Garrett Mercer & Lena Mercer The JK Ferreira Family Trust 15887 Atkins Place San Diego, CA 92127	New Owners	072-05-0-205.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Johnathan Mercer, a married man* and Garrett Mercer, a married man***, by these presents do hereby quitclaim and convey unto **Garrett Mercer and Lena Mercer, husband and wife, as to 50% interest and Johnathan S. Ferreira and Kyra L. Ferreira, Trustees of The JK Ferreira Family Trust dated August 7, 2012, as to 50% interest, as tenants in common,** their heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 205 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1041 Flats, a condominium of record in Instrument Number 20200417-0040597, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee limited liability company by Special Warranty deed from Stratos Development Group, LLC, a Tennessee limited liability company, and ETLP, LLC, a Tennessee limited liability company of record in Instrument No. 20181219-0123536 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company by Quitclaim deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190108-0002094 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 08, 2019.

Being a portion of the same property conveyed to Johnathan Ferreira, a married man, and Garrett Mercer, a married man by Warranty Deed from 1041 East Trinity LP, LLC, a Tennessee limited liability company of record in Instrument No. 20200804-0086266, Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on August 4, 2020.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 1041 East Trinity Lane #205, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

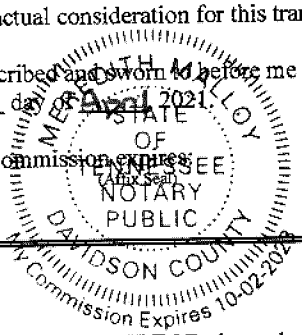
The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
29 day of April, 2021.

Affiant

Notary Public

My commission expires:



IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this
28th day of April, 2021.

Garrett Mercer

Johnathan Ferreira

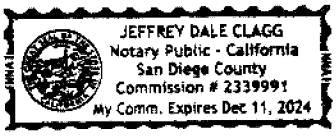
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Garrett Mercer and Johnathan Ferreira**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 28th day of April, 2021.

Notary Public

My Commission Expires:
DEC 11, 2024



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022