Karen Johnson Davidson County
Batch# 628081 DEEDQC
05/03/2021 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210503-0059275

19-2695

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	087-01-0A-144.00-CO

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, **Garrett Mercer, a married man* and Johnathan Ferreira, 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Four, Chesney Glen of record in Plat Book 9700, Page 844, 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 Kerlos Adib, married by Warranty deed from Bunchandara Som and Victoria Philavam, married of record in Instrument No. 20161102-0116147 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016.

Being the same property conveyed to Garrett Mercer, an unmarried man, as to 50% interest and Johnathan Ferreira, a married man, as to 50% interest, tenants-in-common by Warranty Deed from Kerlos Adib, married of record in Instrument No. 20191223-0131912, Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 23, 2019.

**** 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 3613 Caledon Court, Hermitage, Tennessee 37076.

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

My commission expires:

Notary Public

(Affix Seal)

TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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

Notary Public

My Commission Expires:
DEC 11, 2024

JEFFREY DALE CLAGG
Notary Public - California
San Diego County
Commission # 2339991
My Comm. 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

