This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 723840 DEEDQC
09/24/2021 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210924-0128916

New Owner:	**Send Tax Bill:**	**Map/Parcel**
LETTERPRESS, LLC 1223 Bates Road Lebanon, TN 37087	SAME	104-08-0R-010.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Stacy Boyett
AFFIANT

Sworn to and subscribed before me this 16th day of September, 2021.

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES: 01/26/23

Notary Public

My Commission Expires:

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, AARON L. QUARESMA and CHRISTY QUARESMA, Trustees of the AARON and CHRISTY QUARESMA LIVING TRUST U/A/D February 16, 2018, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to LETTERPRESS, LLC, a Tennessee limited liability company.

[SIGNATURES FOLLOW ON NEXT PAGE]

WITNESS MY HAND this September 16, 2021.

By: _____
AARON L. QUARESMA, Trustee

_____
CHRISTY QUARESMA, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AARON L. QUARESMA and CHRISTY QUARESMA, Trustees of the AARON and CHRISTY QUERESMA LIVING TRUST U/A/D February 16, 2018, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 16, 2021.



_____
NOTARY PUBLIC

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit 10, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood a Townhouse Planned Unit Development of record as Instrument No. 20190913-0093144 and Amendment in Instrument No. 202104160051507, 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. Karen Johnson Davidson County

Being a portion of the same property conveyed to Gremada RE, LLC, a North Dakota Limited Liability Company by Warranty deed from Margaret B. Gilchrist, unmarried of record in Instrument No. 20190619-0059018 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019 and
Being the same property conveyed to Aaron L Quaresma and Christy Quaresma, husband and wife, by deed of Gremada RE, LLC of record in Instrument No. 202105120064357, said Register's Office.

Being the same property conveyed to AARON L. QUARESMA and CHRISTY QUARESMA, Trustees of the AARON and CHRISTY QUARESMA LIVING TRUST U/A/D February 16, 2018, by Quitclaim Deed of record from AARON L. QUARESMA and CHRISTY QUARESMA, husband and wife, in Instrument number 20210512-0064359, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property, including the following:

This is improved property known as: 1644 19th Avenue South, Nashville, Tennessee 37212.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or 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 9-22-2021 (date of document).

James M. Adcox III
Signature

9-23-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of September, 2021.

Stacy Boyett
Notary Signature

My Commission Expires: 2-19-2023

