Karen Johnson Davidson County
Batch# 867147 DEEDWARR
06/03/2022 02:30:30 PM 6 pgs
Fees: $33.00 Taxes: $851.00
20220603-0064446

Warranty Deed

BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00. Affiant Subscribed and sworn to before me, this the 20th day of May, 2022. Notary Public My commission expires: 3-3-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DeAundrea Pointer	First Bank	072-05-0L-205.00-CO
1041 East Trinity Lane #205	722 Columbia Ave	
Nashville, TN 37216	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARRETT MERCER AND LENA MERCER, HUSBAND AND WIFE AND JOHNATHAN S. FERREIRA AND KYRA L. FERREIRA, TRUSTEES OF THE JK FERREIRA FAMILY TRUST DATED AUGUST 7, 2012**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEAUNDREA POINTER, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 the same property conveyed to Johnathan Ferreira, a married man, and Garrett Mercer, a married man by Special 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 04, 2020.

Being the same property conveyed to Garrett Mercer and Lena Mercer, husband and wife, as to 50% interest and Johnathan S. Ferreira and Kyra L. Ferreira, Trustee of The JK Ferreira Family Trust dated August 07, 2012, as to 50% interest, as tenants in common by Quitclaim deed from Johnathan Mercer, a married man and Garrett Mercer, a married man of record in Instrument No. 20210503-0059271 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1041 East Trinity Lane #205, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2022.

Garrett Mercer **Lena Mercer**

The JK Ferreira Family Trust dated August 7, 2012

Johnathan S. Ferreira, Trustee Kyra L. Ferreira, Trustee

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 Lena Mercer, 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 this 19th day of May, 2022.

Notary Public

My Commission Expires: 01-21-2024

CHARLES R. BURDITT
Notary Public - California
San Diego County
Commission # 2317678
My Comm. Expires Jan 21, 2024

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 Johnathan S. Ferreira and Kyra L. Ferreira, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The JK Ferreira Family Trust dated August 7, 2012, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 19th day of May, 2022.

Notary Public

My Commission Expires: 01-21-2024

CHARLES R. BURDITT
Notary Public - California
San Diego County
Commission # 2317678
My Comm. Expires Jan 21, 2024

CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On May 19, 2022 before me, Charles R. Burditt, Notary Public,
(insert the name and title of the officer)

personally appeared Garrett Mercer and Lena Mercer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C R Burditt (SEAL)

CHARLES R. BURDITT
Notary Public - California
San Diego County
Commission # 2317678
My Comm. Expires Jan 21, 2024

CALIFORNIA NOTARY ACKNOWLEDGEMENT

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State of California
County of San Diego

On May 19, 2022 before me, Charles R. Burditt, Notary Public,
(insert the name and title of the officer)

personally appeared Johnathan S. Ferreira and
Kyra L. Ferreira

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chas R Burditt (SEAL)

CHARLES R. BURDITT
Notary Public - California
San Diego County
Commission # 2317678
My Comm. Expires Jan 21, 2024

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/31/2022 ____ (date of document).

Affiant Signature

05/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025