Karen Johnson Davidson County
Batch# 1066407 DEEDQC
10/31/2023 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231031-0084833

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Garrett Mercer, JK Ferreira Family Trust, and Southern Sky Realty, LLC Defined Benefit Plan c/o Southern Sky Realty, LLC 424 Church St., Suite 2000 Nashville, TN 37219	New owners	087010A14400CO

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, a married man, as to a 40% interest, JK Ferreira Family Trust, dated August 7, 2012, as to a 40% interest, and Southern Sky Realty, LLC Defined Benefit Plan, as to a 20% interest; all as tenants in common**, their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

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 Garrett Mercer, an unmarried man, as to 50% interest, and Johnathan Ferreira, a married man, as to 50% interest, as tenants in common by Warranty Deed from Kerlos Adib, a married man, dated October 31, 2016, recorded at Instrument No. 20191223-0131912 in the Register's Office of Davidson County, Tennessee.

Being also known as 3613 Caledon Court, Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 27th **day of** October, 2023.

Affiant

My commission expires: 9-7-26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

**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.*

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of October, 2023.

Garrett Mercer

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**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of October, 2023.

N. EKSTROM
COMM. # 2402343
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SAN DIEGO
MY COMM. EXP. APR. 27, 2026

Notary Public

My Commission Expires: 4/27/26

Johnathan Ferreira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of October, 2023.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Mills 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 October 27, 2023 (date of document).

Affiant Signature

October 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023