THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1076640 **DEEDQC**
11/30/2023 09:22:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231130-0092412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2023.

Notary Public

My Commission Expires: 9/8/2025

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mercedes-Logan Family Revocable Living Trust 819 Sunset View Drive Hermitage, TN 37076	New Owner	086 13 0B 060.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joanne Logan and Jesus Clemente Mercedes, wife and husband,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jesus Clemente Mercedes and Joanne Logan, Co-Trustees of the Mercedes-Logan Family Revocable Living Trust,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee being Villa #1372, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 and amended in Instrument No. 20220314-0029615 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Being the same property conveyed to Joanne Logan and Jesus Clemente Mercedes, wife and husband by Warranty Deed from Allison R. Guidry, of record in Instrument No. 20231019-0081978, in the Register's Office of Davidson County, Tennessee, dated October 17th, 2023 and recorded on October 19th, 2023.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of November 2023.

Joanne Logan

Jesus Clemente Mercedes

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joanne Logan and Jesus Clemente Mercedes the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of November 2023.

Notary Public
My Commission Expires: _____

