Karen Johnson Davidson County
Batch# 1123306 DEEDQC
04/16/2024 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240416-0027065

This Instrument Prepared By and Returned To:

Linville Estate Law
830 Crescent Centre Dr., Suite 320
Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 12th day of April, 2024.

Notary Public
My Commission Expires: 10-26-27

DANIEL W. BLOOM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY My Commission Expires 10-26-2027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of April, 2024, among:

TATIANA NOGUEIRA PEREDO AND JOHN MARSTON, IV, A MARRIED COUPLE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TATIANA NOGUEIRA PEREDO AND JOHN MARSTON, IV, TRUSTEES OF THE PEREDO MARSTON FAMILY TRUST DATED MARCH 7, 2024

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. 407 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 ofrecord in Instrument Number 20200417-0040597 and Instrument No. 2020710-0075270 and Instrument No. 2020820-0094232 and Instrument No. 20201005-0114952 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 ail 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 the same property conveyed to Tatiana Nogueira Peredo and John Marston, IV, a married couple, by Special Warranty Deed from 1041 East Trinity LP, LLC, a

Tennessee Limited Liability Company dated February 8, 2011, and recorded February 11, 2021, in Instrument No. 20210211-0019546, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1041 East Trinity Lane 407, Nashville, TN 37216.

THIS DEED has been prepared solely upon information furnished by **Tatiana Nogueira Peredo and John Marston, IV.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Tatiana Nogueira Peredo

TATIANA NOGUEIRA PEREDO

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Tatiana Nogueira Peredo**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2024.

Notary Public
My Commission Expires: 10-26-27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

JOHN MARSTON, IV

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Marston, IV**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2024.

Notary Public
My Commission Expires: 10-26-27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Tatiana Nogueira Peredo and John Marston, IV, Trustees
Peredo Marston Family Trust dated March 7, 2024
1297 Maxey Ln
Nashville, TN 37216

Responsible Party For Taxes:

Tatiana Nogueira Peredo and John Marston, IV, Trustees
Peredo Marston Family Trust dated March 7, 2024
1297 Maxey Ln
Nashville, TN 37216

Tax Map and Parcel: 072-05-0L-407.00-CO

Certificate of Authenticity

I, Trent Linville, 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 4/12/24.

Date

Affiant Signature

4/12/24
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 12th day of April, 2024.

Notary's Signature

My Commission Expires: 04-22-26
Date

Notary's Seal (if on paper)

