Karen Johnson
Batch # 1309498
08/13/2025 09:37:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250813-0064371

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E).

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Heather Sneddon 301 Demonbreun St, #919 Nashville, TN 37201	New Owner	Map and Parcel No.: 093-06-0A-111.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Final Divorce Order executed in that certain case styled ***Heather Pereira v. Jervis Pereira, Case No. 23-3-03809-5*** **Superior Court of Washington, County of Pierce. Jervis Pereira, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Heather Sneddon, unmarried, FKA Heather Pereira,** her heirs and assigns, all of his interest in the following land:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 919 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium, of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium, of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Jervis Pereira and Heather Pereira, husband and wife, by Warranty Deed from Matthew Thomas Gardner and Tiffany Stevens Gardner, FKA Tiffany Stevens, husband and wife, dated June 23, 2021 and recorded on June 25, 2021 in Instrument No. 20210625-0086375, in the Register's Office of Davidson County, Tennessee.

Heather Pereira is now known as Heather Sneddon. *See* Final Divorce Order: *Heather Pereira v. Jervis Pereira, Case No. 23-3-03809-5* Superior Court of Washington, County of Pierce.

This is improved property known as: **301 Demonbreun St, #919, Nashville, TN 37201.**

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 28 day of July 2025.

Jervis Pereira

STATE OF Washington)
COUNTY OF Pierce)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jervis Pereira**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of, July 2025.

Brooke Cox
Notary Public

My Commission Expires: 09/22/25

BROOKE COX
NOTARY PUBLIC
STATE OF WASHINGTON
COMM # 21033131
APPOINTMENT EXPIRES September 22, 2025