**Prepared By:**
Pillar Title and Escrow, LLC
4205 Hillsboro Road, Suite 210
Nashville, Tennessee 37215

**Address New Owner(s)**
Felipe Mejia
104 Oak Hill Drive
Smyrna, Tennessee 37167

**Send Tax Bills To:**
New Owner

**Map & Parcel Nos.:**
148-14-9.00

State of Tennessee
County of Knox

The actual consideration for this transaction is $1.00.

AFFIANT

Subscribed and sword to me this 10th day of March, 2026

Notary Public
My Commission Expires: 1-24-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **1:16, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor(s)") as his sole and separate property, does hereby quitclaim and convey unto **FELIPE MEJIA, A MARIED MAN,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 153 and the North 1/2 of Lot No. 154 on the Plan of Locustwood, Section Two of record in Book 2331, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lot and part of said lot adjoin and front 103.5 feet on the West side of East Ridge Drive and runs back 266 feet on the North line and 282.5 feet on the South line, to a dead line in the rear on which it measures 106.3 feet.

Being the same property conveyed to 1:16, LLC, a Tennessee limited liability company, by Warranty Deed from Jennie A. Arnold, dated June 22, 2023, recorded June 27, 2023, of record in Instrument No. 20230627-0048831, Register's Office for Davidson County, Tennessee.

This is unimproved property known as **3945 E. RIDGE DRIVE, NASHVILLE, TENNESSEE 37211**. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this _____ day of March, 2026.

**1:16, LLC**

**BY:** _____
**FELIPE MEJIA, MEMBER**

Karen Johnson Davidson County
Batch # 1395380 DEEDQC
03/20/2026 10:31:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260320-0022302

State of Tennessee
County of DAVIDSON

On this 10 day of March, 2026, before me personally appeared Felipe Mejia, Member for 1:16, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10 day of March, 2026.

Notary Public

My Commission Expires: 1-4-27

