This instrument prepared by:
The Lambert Firm, PLLC
2500 21st Avenue South #102
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1039313 DEEDQC
08/17/2023 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230817-0064068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 7 day of August, 2023.

Notary Public
My Commission Expires: 11/6/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(
The Joyland Trust 901 Broadway #22642 Nashville, Tennessee 37202	The Joyland Trust 901 Broadway #22642 Nashville, Tennessee 37202	143060A07200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that Tyler Feller, a single man ("Grantor") does hereby quitclaim and convey unto The Joyland Trust ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot 38 on the Plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, Page 558, inclusive, 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 Tyler Feller from Ruben J. Estevez, unmarried, by Warranty Deed dated July 31, 2023 of record at Instrument No. 20230804-0060347 in the Register's Office for Davidson County, Tennessee.

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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on August 7, 2023

GRANTOR:

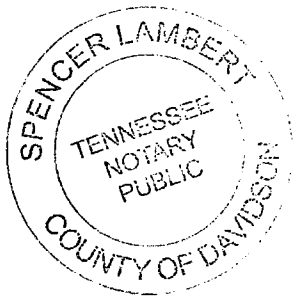
Tyler Feller

Tyler Feller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Tyler Feller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on August 7, 2023.



Notary Public
My Commission Expires: 11/6/24

- **The text of a certification of an electronic document must be in the following form.**

  I, Spencer Lambert **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/7/2023 **(date of document).**

  Affiant Signature

  Date:

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 7 **day of** August 2023

  Rachel Marie Collins
  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

  RACHEL MARIE COLLINS
  STATE OF TENNESSEE NOTARY PUBLIC
  COUNTY OF CHEATHAM