Karen Johnson Davidson County
Batch# 1158664 DEEDQC
07/16/2024 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053576

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 16 day of July, 2024.

Notary Public
Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
The Moon Shot Living Trust P.O. Box 967 Nolensville, Tennessee 37135	The Moon Shot Living Trust P.O. Box 967 Nolensville, Tennessee 37135	10507016100

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 **The Tree Fund LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **The Moon Shot Living Trust** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Rutherford County, Tennessee and described as follows:

Being the northwest part of Block B on the Plan of the Meritt-Hagan land as of record in Minute Book H, page 241 of the County Court for said County and described as follows:

Beginning at the southwest comer of Hamilton Avenue and a 40 foot street shown on the plan of subdivision of Block "A" as of record in Book 421, page 153 RODC; thence with the easterly margin of Hamilton Avenue southerly 80 feet; thence easterly parallel with said street 150 feet to an alley; thence with said alley northerly 80 feet to the southerly margin of said street; thence with the southerly margin of said street westerly 150 feet to the beginning.

Being the same property conveyed to **The Tree Fund LLC, a Tennessee limited liability company** from **John Kevin Phillips and Harriette Susan Sullivan Phillips, husband and wife** by Quit Claim Deed dated October 7, 2021 of record at Instrument 20211011-0136375 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.

This is improved property known as : **1314 Little Hamilton Avenue, Nashville, Tennessee 37203**

IN WITNESS WHEREOF, Grantor has executed this instrument on July 16, 2024

GRANTOR:

John Kevin Phillips, an authorized signatory for The Tree Fund LLC

Harriette Susan Sullivan Phillips, an authorized signatory for The Tree Fund LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **John Kevin Phillips and Harriette Susan Sullivan Phillips, both authorized signatories for The Tree Fund LLC** 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 July 16, 2024

Notary Public
My Commission Expires: 11-6-2024

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-16-24

Affiant Signature

7-16-24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 7-16-24

Notary Signature

My commission expires: 11-6-24