5223

Name and Address of New Owner:
Joywood Square General Partnership
5221 Heathrow Hills Drive
Brentwood, N 37027

Karen Johnson Davidson County
Batch# 1347518 DEEDQC
11/18/2025 10:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091692

Send Tax Bills To:
New Owner

This Instrument Was Prepared By:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel Nos.:
071-08-0-241.00 (Property One)
071-08-0-243.00 (Property Two)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MEWKAT PROPERTIES, LLC,** a Tennessee limited liability company, "the Grantor," convey and quitclaim unto **JOYWOOD SQUARE GENERAL PARTNERSHIP,** a Tennessee general partnership "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

Property One:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE MAP OF JOYWOOD HEIGHTS, SECTION ONE, OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 20 FRONTS 60 FEET ON THE NORTH SIDE OF TRINITY LANE AND RUNS BACK BETWEEN PARALLEL LINES 217 FEET TO A DEAD LINE.

INCLUDED in the above description but excluded from this conveyance is that portion of the property as described as follows: Beginning at a point, being the southeastern corner of property belonging to Joel Rader et ux, said point being common to parcel 242 on Map 71-8, as recorded in Book 1555, page 499, said Register's Office; thence westerly along the existing northern right-of- way line of East Trinity Lane, bearing N 84 degrees 47 minutes 06 seconds W 60 feet, more or less, to a point on the common property line of Parcels 241 and 240 on Map 71-8; thence along said property line, bearing N 5 degrees 12 minutes 54 seconds E 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degree 47 minutes 06 seconds E 60 feet, more or less, to a point on the common property line of Parcels 241 and 242 on Map 71-8; thence along the property line, bearing S 5 degrees 12 minutes 54 seconds W 5 feet, more or less, to the point of beginning and containing therein an area of 300 square feet, more or less. Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Deed from Joel D. Rader and

wife, Pam Rader, of record in Book 6024, page 616, Register's Office for Davidson County, Tennessee.

Being all of the property conveyed to Mewkat Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from 501 East Trinity Lane Church of Christ, of record in Instrument No. 20201021-0122500, Register's Office for Davidson County, Tennessee, dated October 21, 2020, and recorded on October 21, 2020.

This is unimproved property located at: 509 East Trinity Lane
Nashville, TN 37207

Property Two:

BEING LOT NO. 22 ON THE MAP OF JOYWOOD HEIGHTS, SECTION ONE, OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 60 FEET ON THE NORTHERLY SIDE OF TRINITY LANE AND RUNS BACK BETWEEN PARALLEL LINES 217 FEET TO A DEAD LINE.

INCLUDED BUT EXCLUDED THAT CERTAIN PROPERTY DIVESTED OUT OF DOROTHY LOUISE SHELTON JENKINS, AND VESTED IN THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY AGREED FINAL ORDER IN BOOK 6070, PAGE 251, REGISTER'S OFFICE FOR SAID COUNTY.

BEING A PART OF LOT NO. 22 ON THE MAP OF JOYWOOD HEIGHTS, SECTION ONE, OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT, BEING THE SOUTHEASTERN CORNER OF PROPERTY BELONGING TO DOROTHY LOUISE SHELTON, SAID POINT BEING COMMON TO PARCEL 244 ON MAP 71-8, AS RECORDED IN BOOK 1416, PAGE 226, OF THE R.O.D.C., TN; THENCE WESTERLY ALONG THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF EAST TRINITY LANE, BEARING N 84 DEGREES 47 MINUTES 06 SECONDS W, 60 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 243 AND 242 ON MAP 71-8; THENCE ALONG SAID PROPERTY LINE, BEARING N 5 DEGREES 12 MINUTES 54 SECONDS EAST, 5 FEET, MORE OR LESS, TO A POINT; THENCE IN A STRAIGHT LINE, BEARING S 84 DEGREES 47 MINUTES 06 SECONDS E, 60 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 243 AND 244 ON MAP 71-8; THENCE ALONG SAID PROPERTY LINE, BEARING S 5 DEGREES 12 MINUTES 54 SECONDS W, 5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 30 SQUARE FEET, MORE OR LESS.

Being the same property conveyed to Mewkat Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Theresa Michelle Moss, Charles Tracy Simpkins, McKenzie Mobley, Alaina Brammer, Christopher Dallas McMurtry, and Leonard Frazier as the Heirs at Law of Dorothy Louise Shelton

202511180091692

Jenkins, of record in Instrument Nos. 20200519-0051645, 20200519-0051646, 20200520-0052372, 2020706-0072580, 20200713-0076514 & 20201103-0128728, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: 513 East Trinity Lane
Nashville, TN 37207

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 14 day of November, 2025.

MEWKAT PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Michael Jason Morgan, Member

By: _____
Ting Chang, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Jason Morgan and Ting Chang, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Members of Mewkat Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Mewkat Properties, LLC, by the said Michael Jason Morgan and Ting Chang as its Members.

Witness my hand, at office, this 14th day of November, 2025.

_____
Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

202511180091692

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 14 day of November, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/5/26

202511180091692

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-17-2025**.

Affiant Signature — Date: **11-17-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11-17-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY