5223

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

Send Tax Bills To:
New Owner

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

Map & Parcel No.:
071-08-0-242.00

Karen Johnson Davidson County
Batch# 1347518 DEEDQC
11/18/2025 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251118-0091693

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, **TING CHANG,** unmarried "the Grantor," convey and quitclaim unto **JOYWOOD SQUARE GENERAL PARTNERSHIP,** a Tennessee general partnership "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Joywood Heights, Section 1, of record in Plat Book 1130, Page 91, 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 No. 21 fronts 60 feet on the Northerly side of Trinity Lane and runs back between parallel lines 217 feet to a dead line.

Included in the above description, but expressly excluded therefrom is the following described land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from C. B. Crater and wife, Oma Crater, of record in Book 6017, page 612, said Register's Office, as follows:

Being a part of Lot No. 21 on the Map of Joywood Heights, Section 1, as 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 C. B. Crater et ux, said point being common to Parcel 243 on Map 71-8, as recorded in Book 0046, page 806, of the Register's Office for Davidson County, Tennessee; thence Westerly along the existing Northern right-of-way line of East Trinity Lane, bearing North 84 degrees 47 minutes 06 seconds West. 60 feet, more or less, to a point on the common property line of Parcels 242 and 241 on Map 71-8; thence along said property line, bearing North 5 degrees 12 minutes 54 seconds East, 5 feet, more or less, to a point; thence in a straight line, bearing South 84 degrees 47 minutes 06 seconds East, 60 feet, more or less, to a point on the common property line of Parcels 242 and 243 on Map 71-8: thence along said property line, bearing South 5 degrees 12 minutes 54 seconds West, 5 feet, more or less, to the point of beginning and containing therein an area of 300 square feet, more or less.

Being all of the property conveyed to Ting Chang, unmarried, by Warranty Deed from Rona Williams, Executrix of the Estate of Elsie Vera Brown, of record in Instrument No. 20190404-0030605, Register's Office for Davidson County, Tennessee, dated April 1, 2019, and recorded on April 4, 2019.

This is unimproved property located at: 511 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 14th day of November, 2025.

Ting Chang

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ting Chang, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

202511180091693

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 14th day of November, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/3/26

202511180091693

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

