Karen Johnson
Batch # 1395544
03/20/2026 03:35:14 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260320-0022511

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** MADELYN STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-07-2029	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 16th day of March 2026. Notary public My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner: Joseph and Kristi Fera Living Trust 1637 Boxwood Dr. Nashville, TN 37211	Send Tax Bills to: Joseph and Kristi Fera Living Trust 1637 Boxwood Dr. Nashville, TN 37211	Map-Parcel #: 172-03-0C-019-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Joseph Gregory Fera and Kristi Lynne Fera, husband and wife, do hereby quitclaim, transfer and convey unto Joseph G. Fera and Kristi L. Fera, as Trustees of the Joseph and Kristi Fera Nelson Living Trust dated March 16, 2026, all of their, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Lying and being in Davidson County, Tennessee, and being Lot No. 19 on the Plan of Final Plat, The Woodlands, Phase 3A, of record in Instrument #20220706-0078096, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Gregory Fera and Kristi Lynne Fera, husband and wife, from Sunnybrook Investment Company, LLC, a Tennessee Limited Liability Company, by

Warranty Deed dated and recorded on October 2, 2025, as Document No. 20251002-0078713, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1637 Boxwood Drive, Nashville, Tennessee 37211

Witness my hand this 16th day of March 2026.

Joseph Gregory Fera, Grantor

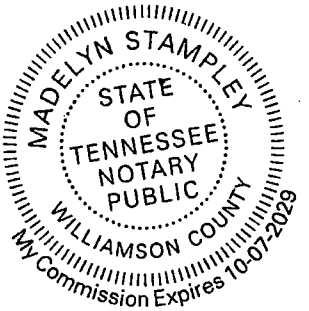
Kristi Lynne Fera, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Joseph Gregory Fera and Kristi Lynne Fera, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 16, 2026.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 7, 2029