Karen Johnson Davidson County
Batch# 1409622 DEEDQC
04/22/2026 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033064

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-31639-25

QUITCLAIM DEED

ANTHONY V JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of APRIL, 2026.

NOTARY PUBLIC

My commission expires: 10/4/27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Joseph and Kristi Fera Living Trust 1637 Boxwood Drive Nashville, TN 37211	Same as Address of New Owner	172-03-0C-019-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **JOSEPH GREGORY FERA AND KRISTI LYNNE FERA, HUSBAND AND WIFE,** hereinafter called the Grantors, have quitclaimed and by these presents do hereby quitclaim all our right, title and interest unto **JOSEPH G. FERA AND KRISTI L. FERA, TRUSTEES OF THE JOSEPH AND KRISTI FERA LIVING TRUST DATED MARCH 16, 2026**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> 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 by Warranty Deed from Sunnybrook Investment Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251002-0078713, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS, this 17th day of April, 2026.

GRANTORS:

JOSEPH GREGORY FERA

KRISTI LYNNE FERA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Joseph Gregory Fera and Kristi Lynne Fera**, 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 and seal, this 17th day of April, 2026.

Anthony V Joseph
Notary Public

Anthony V. Joseph
Printed Notary Name

My commission expires: 10/4/27

ANTHONY V JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 17, 2026** (date of document).

April 21, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this **April 21, 2026**, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal