Karen Johnson Davidson County
Batch# 1471540 DEEDQC
09/10/2026 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0084105

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 9, 2026.

Notary Public

My Commission Expires:

HARMONY JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES OCTOBER 24, 2028

New Owner Address:
JONI Family Trust
6716 Fleetwood Dr
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
102 12 0 021.00

QUITCLAIM DEED

Neal A. Alvey ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **JONI Family Trust**, dated September 9, 2026 ("Grantee"), a revocable trust established by the Grantor and Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Jamie Rickmyre Alvey**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 9, 2026**.

Neal A. Alvey

Jamie Rickmyre Alvey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Neal A. Alvey and Jamie Rickmyre Alvey**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 9, 2026.

Notary Public

My Commission Expires: _____

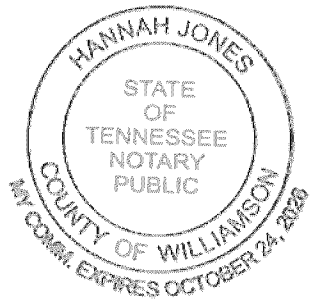


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 133, on the Plan of Horton Heights, Section VI, as shown on Plat of record in Plan Book 2133, Page 24, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Neal Andrew Alvey and Tara Lynn Alvey from Matthew D. Mangano and Emily E. Mangano, husband and wife, by deed of record in Instrument No. 20131211-0125352, Registers Office for Davidson County, Tennessee. Tara Lynn Alvey having subsequently conveyed her undivided interest in said property to Neal A. Alvey in consideration of the Marital Dissolution Agreement between the parties in a divorce action filed December 16, 2015, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 15D-526, by deed of record in Instrument No. 20160201-0009123, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 6716 Fleetwood Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 September 9, 2026.

E Z Wiles

Affiant Signature

9/9/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 9, 2026.

Hannah Jones

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028