Karen Johnson
Batch # 1120098
04/08/2024 09:39:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240408-0024561

THIS INSTRUMENT WAS PREPARED BY:
FRIZZELL & FRIZZELL, PLLC
DEBRAH K. FRIZZELL, ATTORNEY
131 Maple Row Blvd, Building C Suite 301
HENDERSONVILLE, TN 37075
Tel. (615) 824-7163 Fax (615) 826-4014

STATE OF TENNESSEE
COUNTY OF Sumner

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ -0-
Recording not subject to tax pursuant to ***T.C.A.§67-4-409(a)(3)(E)***.

Meghan L Blackwell
AFFIANT

Subscribed and sworn to before me, this the 5th day of April, 2024.

My Commission Expires: 7/20/27

Debrah K. Frizzell
NOTARY PUBLIC

ADDRESS OF NEW OWNER	**SEND TAX BILL TO**	**MAP/GROUP/PARCEL**
Meghan L. Blackwell 320 West Mill Drive Nashville, TN 37209	PennyMac Loan Services, LLC Its Successor and/or Assigns P.O. Box 6618 Springfield, OH 45501-661	091-06-OM-059-00

QUITCLAIM DEED

BE IT REMEMBERED, that for and in consideration of the dissolution of our marital affairs, pursuant to a Final Decree of Absolute Divorce, Docket No. 23D1579, Fourth Circuit Court for Davidson County, Tennessee, I, **JONATHAN DOUGLAS SWAFFORD**, bargain and sell, and by this deed do quitclaim, transfer and convey, without warranty, unto **MEGHAN LENORE BLACKWELL** any equitable interest, which I may have, by virtue of our marriage, in certain real estate in Davidson County, Tennessee, described, as follows:

> A certain townhome located in Davidson County, Tennessee, being Unit No. 59 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson

County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Meghan Lenore Blackwell, a married person, by Warranty Deed, from Lauren Schmidlen, unmarried, of record in Instrument No. 20231101-0085350, Register's Office for Davidson County, Tennessee, dated October 30, 2023 and recorded on November 1, 2023.

This is improved property, known as 320 West Mill Drive, Nashville, Davidson County, Tennessee 37209.

The above description is the same as that in the previous deed.

The Grantor and Grantee herein acknowledge that this deed was prepared from information supplied by them and that the preparer of this deed has made no title search and makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description, and is therefore not liable for the accuracy of such information.

I acknowledge receipt of all sums and things due me for this transfer.

In witness whereof, I have hereunto set my hand this 20th day of March, 2024.

AUDREY LEE ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024

Jonathan Douglas Swafford

JONATHAN DOUGLAS SWAFFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2024, before me personally appeared **JONATHAN DOUGLAS SWAFFORD** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the deed as his free act and deed.

Audrey Lee Anderson
Notary Public

My commission expires: 9-2-24