Karen Johnson
Batch # 1232421
01/31/2025 08 16 27 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250131-0007280

QUITCLAIM DEED

FROM: Jordan Patrick Schneider

TO: Morgan McMahan

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Morgan McMahan 1707 Northview Avenue Nashville, TN 37216	Truist Bank Mortgage	072-10-0A-001-00

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Morgan Lindsey McMahan v. Jordan Patrick Schneider, Docket No.: 2025-DV-73, Circuit Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer.

AFFIANT

SWORN to and subscribed before me this 22nd day of January, 2025.

SANDRA LYNN ARONS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 6/20/2027

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Morgan Lindsey McMahan v. Jordan Patrick Schneider, Docket No. 2025-DV. 73 Circuit Court for Wilson County, Tennessee, Jordan Patrick Schneider has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Morgan McMahan as grantee, her heirs, successors, and assigns, all of his right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhitit "B" in the "Declaration Establishing a Horizontal Property Regime for 1705 Northview Avenue Townhomes" pursuant to Tennessee Code Annotated Section 66-27-101, et seq., said Declaration of record in Instrument Number 20140401-0027043, Register's Office for Davidson County, Tennessee, to which said Declaration reference is hereby made for a more detailed description of said property.

Being the same property conveyed to Jordan Patrick Schneider and Morgan McMahan, husband and wife, by warranty deed dated May 23, 2022, and recorded June 2, 2022, from Justin B. Hayes, an unmarried person, of record in Instrument Number 20220602-0063540, Register's Office for Davidson County, Tennessee.

Morgan McMahan and Morgan Lindsey McMahan are one and the same person.

This is improved property located at 1707 Northview Avenue, Nashville, Tennessee 37216.

WITNESS my hand this 22nd day of January, 2025.

JORDAN PATRICK SCHNEIDER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JORDAN PATRICK SCHNEIDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of January, 2025.

SANDRA LYNN ARONS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 6/20/27

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.