QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1235376 DEEDQC
02/07/2025 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009639

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: May 8, 2026
(AFFIX SEAL)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MEGHAN BRITTANY WRIGHT	**MEGHAN BRITTANY WRIGHT**	
(NAME) **820 Shelby Avenue**	(NAME) **820 Shelby Avenue**	**082160J00100CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JASON ANDREW SWETT, A MARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **: MEGHAN BRITTANY WRIGHT, A MARRIED WOMAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE VUE AT SHELBY, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INUSTRUMENT NO. 20120817-0074121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JASON ANDREW SWETT AND MEGHAN BRITTANY WRIGHT, HUSBAND AND WIFE, BY WARRANTY DEED FROM CHASE ALEXANDER LAWRENCE, UNMARRIED, AS TO A 25% INTEREST, AND CHARLES LAWRENCE, MARRIED, AS TO A 75% INTEREST, AS TENANTS IN COMMON, OF RECORD IN INSTRUMENT NO. 20200821-0094724, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 19, 2020, AND RECORDED ON AUGUST 21, 2020.

This is Improved Property commonly known as: 820 Shelby Avenue, Nashville, TN 37206

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 10 day of Feb, 2025.

JASON ANDREW SWETT

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Jason Andrew Swett, the within named bargainor, to me known (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 10 day of February, 2025.

Notary Signature

My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **February 7, 2025**.

Date

Affiant Signature

Februrary 7, 2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **7th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

