THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** *No Title Search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of April, 2025. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

QUITCLAIM DEED

Address New Owner: Greg Swierz 3535 Bell Road, Apartment 501 Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: 109-05-0B-501.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Karen Sue Ball, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Greg Swierz, unmarried,** his heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being Unit No. 501 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Williams Bends Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit to said Declaration and By-Laws appended thereto.

Being the same property conveyed to Greg Swierz and Karen Sue Ball, husband and wife, by Warranty Deed from Regina P. Rhyne, married, of record in Instrument No. 20190509-0043413, in the Register's Office of Davidson County, Tennessee, dated May 8, 2019 and recorded on May 9, 2019.

By signing this Instrument, Karen Sue Ball, her respective heirs and assigns, hereby releases any claim, action, or lien right she has against the subject property pursuant to Marital Dissolution Agreement docketed at number 2020-CV-832 filed in the Circuit Court for Sumner County, Tennessee.

Karen Johnson Davidson County
Batch # 1262282 DEEDQC
04/21/2025 10 13 08 AM 2 pgs
Fees $12 00 Taxes $0 00
20250421-0029927

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of April, 2025

Karen Sue Ball

STATE OF Ohio)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Sue Ball, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 16 day of April, 2025

NOTARY PUBLIC STATE OF OHIO

SARA WILSON
Notary Public
State of Ohio
My Comm. Expires
July 10, 2028

Notary Public
My Commission Expires 7/10/28