Karen Johnson
Batch # 1355098
12/08/2025 08 57 12 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251208-0097027

QUITCLAIM DEED

This instrument prepared by:
Karla C. Miller, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to	Map / Parcel.
Katherine Sjoblom 718 Powers Avenue Nashville, TN 37206	Katherine Sjoblom 718 Powers Avenue Nashville, TN 37206	083 070 145 00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Seth Jason Powell v. Katherine Frier Sjoblom, Davidson County Third Circuit Court No. 25D436; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Seth Jason Powell
Affiant

SUBSCRIBED AND SWORN TO before me this 17 day of November 2025.

Jayla Williams
Notary Public

My Commission Expires: July 2, 2029

JAYLA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Seth Jason Powell ("Grantor") and Katherine Frier Sjoblom ("Grantee") were married and are now divorced; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Seth Jason Powell v. Katherine Frier Sjoblom, Davidson County Third Circuit Court Case No. 25D436;

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title

and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Seth Jason Powell, the Grantor, does hereby convey, remise, release and forever quitclaim unto Katherine Frier Sjoblom, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows·

Being Lot No 5 of Block B on the Map of Tillman Subdivision, Part I, of record in Book 1130, Page 29, Register's Office for said County

Said Lot No 5 fronts 65 feet on the easterly margin of Powers Avenue and extends back between parallel lines 200 feet to a dead line in the rear

Being the same property conveyed to Katherine F Sjoblom and husband Seth J Powell, by Warranty Deed of record in Instrument No 200005050045407, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 718 Powers Avenue, Nashville, TN 37206

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of November 2025.

SETH JASON POWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SETH JASON POWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of November 2025.

Notary Public

JAYLA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: July 2, 2029