This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1369726 DEEDQC
01/14/2026 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260114-0003509

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James S. Sweeney III	(NAME) NEW OWNER	Tract 1 82-7-125 &
(STREET ADDRESS) 1013 Shoreside Dr.	"	Tract 2- 72-111-A-1 CO
(CITY) (STATE) (ZIP) Hendersonville, TN 37075	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Kristi Sweeney**, Grantor, does hereby quitclaim and convey unto **James S. Sweeney, III**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Tract 1-326 Wilburn Street, Nashville, TN 37206

Land in Davidson County, Tennessee, being part of Lot No. 3 and 2 on the plan of Humphrey Pierce's Addition to East Nashville, as shown by plat of record in Plat Book 161, Page 20, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristi Sweeney and James Sweeney, III, wife and husband, by Quitclaim Deed dated May 29, 2020 from James S. Sweeney, III, a married man, recorded June 9, 2020, in Instrument Number 20200609-0058716, Register's Office of Davidson County, Tennessee.

Tract 2- 2912 B Lee Davis Rd., Nashville, TN 37216

Being Unit 2912 B on the Final Plat of Homes at 2912 Lee Davis Road, of record in Instrument Nos. 20151210-0124562 & 20160929-0102949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristi Sweeney and James Sweeney, III, wife and husband, by Quitclaim Deed dated May 29, 2020 from James Sweeney, III, married, recorded June 5, 2020, in Instrument Number 20200605-0058286, Register's Office of Davidson County, Tennessee. The said James S. Sweeney, III and Kristi M. Sweeney having since divorced. See Final Divorce Decree and MDA in Case No. 2022-CV-679 in the Circuit Court of Sumner County at Gallatin, Tennessee.

The property address is: Tract 1-326 Wilburn Street, Nashville, TN 37206 and Tract 2- 2912 B Lee Davis Rd., Nashville, TN 37216.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 30 day of December, 2025.

Affiant

My commission expires: 03/28/28
(Affix Seal)

Notary Public

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 30th day of December, 2025.

Kristi Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2025, before me personally appeared **Kristi Sweeney.** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 30th day of December, 2025.

Notary Public

6.16.26
My Commission Expires:

ELAINE C WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/30/2025 (date of document).

Affiant Signature

12/30/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 30th day of December, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29