Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Morgan Swan
3004 Smith Lane
Franklin, TN 37069

MORTGAGEE:

Karen Johnson Davidson County
Batch # 1413649 DEEDQC
04/30/2026 09:24:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260430-0038221

SEND TAX BILL TO:
Owner

MAP P/O/083-09
GROUP
PARCEL 376.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Silk Purse Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Morgan Swan, unmarried**, hereinafter called the GRANTEE, her successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit "A" on the plan of Fourteen-Four Forest Avenue, a Horizontal Property Regime with Private Elements, a Planned Unit Development pursuant to TCA 66-27-103(B), of record in Instrument No. 20250218-0011866, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Silk Purse Properties, LLC, a Tennessee limited liability company by Quitclaim Deed March 21, 2019 from James M. Swan, Sr and Jennifer J. Swan, a married couple of record in Instrument no. 20190329-0028710, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **1404 A Forrest Avenue, Nashville, Tennessee 37206.**

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

WITNESS my hand this the **20th** day of **November, 2025**

Silk Purse Properties, LLC

By: _____, Member

Morgam Swan. Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Morgan Swan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that herself to be a **Member** of **Silk Purse Properties, LLC,** the withi8n named bargainor, and that as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this **20th** day of **November, 2025.**

_____
Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/5/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me on this **20th** day of **November, 2025.**

_____
NOTARY PUBLIC

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9.5.28