Karen Johnson
Batch # 1427101
06/02/2026 10:13:43 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260602-0049370

THIS INSTRUMENT PREPARED BY:
Lauren W. Moss, Attorney
Puryear, Newman & Morton, PLLC
130 Fourth Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Jonathan Ross Weinberger 107 Abbottsford Nashville, Tennessee 37215	SAME	117 13 0B 090.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Morgan Deann Ortagus**, (hereinafter called the **"GRANTOR")**, hereby quitclaims and conveys any and all right, title and interest she has in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Jonathan Ross Weinberger,** (hereinafter called the **"GRANTEE"**), his successors and assigns, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 107, on the Plat of Phase One of Abbottsford, A Planned United Development, of record in Plat Book 6250, pages 419 through 421, as amended in Book 6771, page 683, and as corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Jonathan Ross Weinberger and Morgan Deann Ortagus, husband and wife, from Gregory A. Gilley and Teresa Gilley, husband and wife, by Warranty Deed, dated November 20, 2024, of record in Instrument Number 202441120-0090273, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 107 Abbottsford, Nashville, Tennessee 37215.

This Quitclaim Deed is being executed in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled *Jonathan Weinberger v. Morgan Ortagus*, Circuit Court for Davidson County, Tennessee, Docket No. 25D-1656 and is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(v).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OR CONDUCTED BY THE PREPARER THEREOF.

WITNESS, the hand of the undersigned this 16th day of April, 2026.

Morgan Deann Ortagus
MORGAN DEANN ORTAGUS

STATE OF New York
COUNTY OF New York

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MORGAN DEANN ORTAGUS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein.

Witness my hand, at office, this 16th day of April, 2026.

Notary Public

My commission expires: 12/15/2027

Michelle Hernandez
Notary Public, State of New York
Reg. No. 01HE0018803
Qualified in Queens County
Commission Expires December 15, 2027

STATE OF New York
COUNTY OF New York

The undersigned, after first being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled *Jonathan Weinberger v. Morgan Ortagus*, Circuit Court for Davidson County, Tennessee, Docket No. 25D-1656 and is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(v) and that the actual consideration for the value of this transfer is Ten and NO/100 ($10.00) DOLLARS.

MORGAN DEANN ORTAGUS

Sworn to and subscribed before me, this 16th day of April, 2026.

Notary Public

My commission expires: 12/15/2027

Michelle Hernandez
Notary Public, State of New York
Reg. No. 01HE0018803
Qualified in Queens County
Commission Expires December 15, 2027