Karen Johnson Davidson County
Batch# 1452337 DEEDQC
07/29/2026 09:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069467

THIS INSTRUMENT PREPARED BY: **KARA A. WEISS** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 341-0070	STATE OF TENNESSEE) COUNTY OF Davidson) The undersigned, after 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 **MEGAN MICHELE YOUNGBLOOD vs. ANNE JOHNSON YOUNGBLOOD** in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 26D-250, and that there was no consideration given for the transfer. Megan M Affiant Subscribed and sworn to before me, this 19th day of May, 2026. Kristina Cadovec Notary Public My commission expires: 11/21/2029

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner As Follows: Megan Michele Youngblood 2430-A Chapman Drive Nashville, TN 37206	Send Tax Bills To: SAME	Map-Parcel Number: 083-12-0-T00100CO

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **MEGAN MICHELE YOUNGBLOOD v. ANNE JOHNSON YOUNGBLOOD, Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 26D-250**. Accordingly, **ANNE JOHNSON YOUNGBLOOD**

("Grantor"), hereby releases, remises, quitclaims and gives unto **MEGAN MICHELE YOUNGBLOOD** ("Grantee"), her heirs, successors, and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit A attached hereto.

The legal description was obtained from prior deed of record.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 2430 A Chapman Drive, Nashville, TN 37206.

WITNESS my hand this 14 day of May, 2026.

GRANTOR:

Anne Johnson Youngblood

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE JOHNSON YOUNGBLOOD,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 14 day of May, 2026

Notary Public

My Commission Expires: 9-07-2026

EXHIBIT A

PROPERTY DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Homes at 2430 Chapman Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2430 Chapman Drive, a Horizontal Property Regime, of record in Instrument Number 20191218-0130425, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a Part of the same property conveyed to Gary Goetzman, by Warranty Deed from Stanley Brown and wife, Cheryl Brown, of record in Instrument No. 20190731-0075210, in the Register's Office of Davidson County, Tennessee, dated July 29, 2019 and recorded on July 31, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by TC.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is encumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Being the same property conveyed to Megan Michele Youngblood and Anne Johnson Youngblood, spouses married to each other, by Warranty Deed dated October 17, 2020, from Barry Goetzman, a married man, appearing of record in Instrument No. 20201007-0116206 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Forther, 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 6/29/2026 (date of document).

Date: 7/28/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 28th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

JOHN C. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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