Karen Johnson Davidson County
Batch# 1474094 DEEDQC
09/16/2026 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260916-0086198

This Instrument Prepared By:
Icon Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 28 day of August, 2026.

Notary Public
My Commission Expires: 1/7/30

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Jonathan and Yana Sweeney 952 1st Avenue North Nashville, TN 37201	Same Address	Map 82-14-A Parcel 96CO

QUITCLAIM DEED

For good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jonathan J. Sweeney, a married man ("Grantor") quitclaim unto Jonathan J. Sweeney and wife, Yana Sweeney ("Grantee"), all their right, title, and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 952 of the Riverfront Condominiums, as established by Master Deed of Record at Instrument No. 20051221-0153160, First Amendment as Instrument No. 20051228-0155671, Second Amendment as Instrument No. 20060518-0058640, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan J. Sweeney, unmarried by Warranty Deed from KISS LP, a Tennessee limited partnership, dated December 10, 2009, recorded December 10, 2009, of record in Instrument No. 20091210-0113084, Register's Office for Davidson County, Tennessee.

Jonathan J. Sweeney and Yana Sweeney having since married.

Being also known as 952 1st Avenue North, Nashville, TN 37201.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, and that said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN, NO TITLE INSURANCE IS PROVIDED, AND NO TAX ADVICE HAS BEEN PROVIDED IN CONNECTION WITH THIS CONVEYANCE.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 28th day of August, 2026.

Jonathan J. Sweeney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2026, before me personally appeared Jonathan J. Sweeney, known to me or who otherwise proved with satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Signature
My Commission Expires: 1/7/30

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Kirsten Virden, 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 8.29.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 8.29.26

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

