Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 240547853**	The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E). Karen Johnson Batch # 1148390 06/18/2024 10:48:32 AM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20240618-0045722

QUITCLAIM DEED

Address New Owner: Rachael M. West 7074 Vineyard Valley Dr. College Grove, TN 37046	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 156-06-0-012.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement and Order executed in that certain case styled ***Christopher Ryan West v. Rachael McClain West, Docket No. 24CV-53217*** **Chancery Court of Williamson County, Tennessee at Franklin. Christopher Ryan West, unmarried** (hereinafter collectively referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Rachael M. West, unmarried, formerly known as Rachael McClain,** her heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 770, SECTION 4, HARPETH WOODS, as shown on plat of record in Plat Book 5200, Page 560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rachael McClain, an Unmarried Person and Christopher Ryan West, an Unmarried Man, as Joint Tenants with Right of Survivorship, by Quit Claim Deed from Rachael McClain, an Unmarried Person and Ann McClain, Married joined herein by her spouse, William Michael McClain, as Tenants in Common with Rights of Survivorship, of record in Instrument No. 20200511-0048589, in the Register's Office of Davidson County, Tennessee, dated April 08, 2020, and recorded on May 11, 2020. Rachael McClain and Rachael M. West being one and the same. Rachael McClain now known as Rachael McClain West. Rachael McClain West and Rachael M. West being one and the same.

This is improved property known as: **971 Beech Bend Drive, Nashville, TN 37221.**

Grantor covenants that he is lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2024.

Christopher Ryan West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Ryan West**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of June, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028