This Instrument Prepared by:
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Nashville, TN 37201
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann, §67-4-409(a)(3).

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 2024.

NOTARY PUBLIC

My commission expires: 11/02/2026

WORRICK ROBINSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 02, 2026

Karen Johnson Davidson County
Batch# 1197597 DEEDQC
10/24/2024 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241024-0082684

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cassandra A. Kiel 427 Westboro Dr., Unit A Nashville, TN 37209	Same	Tax Parcel ID No. 090-13-0-172.00

QUITCLAIM DEED

WHEREAS, Drew Kiel, ("Grantor") and Cassandra A. Kiel ("Grantee") were married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described hereinbelow:

Land in Davidson County, Tennessee, being Unit No. 427A on the plan of The Homes at 427 Westboro Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restriction of The Homes at 427 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190610-0055368, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MCH CONSTRUCTION OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RIGGS REALTY GROUP, LLC, A OKLAHOMA LIMITED LIABILITY COMPANY, of record in Instrument No. 20190809-0079643, dated July 25, 2019, said Register's Office.

Being the same property conveyed to Drew Kiel and wife, Cassandra A. Kiel, by deed from MCH CONSTRUCTION OF TN, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191226-0132724, Register's Office for Davidson County, Tennessee

This being the same legal lot referenced as set forth on prior deed of record and made subject to all applicable matters set forth on the prior deed, plan of record, covenants, restrictions, easements, and all other matter of record.

This is improved property known as 427 Westboro Dr. Unit A Nashville, TN 37209.

WHEREAS, Grantor and Grantee are parties to a divorce action, Cassandra A. Smith v. Drew Augustus Kiel, Fourth Circuit Court for the State of Tennessee, Davidson County, Docket No. 24D418, and Grantor and Grantee have agreed to Grantee being awarded the marital real property at 427 Westboro Dr. Unit A Nashville, TN 37209, as part of the marital division of real property; and

WHEREAS, for the sum of one dollar ($1.00), Grantor has agreed to Quitclaim to Grantee all of Grantor's right, title, and interest in and to the real property located at 427 Westboro Dr. Unit A Nashville, TN 37209, as part of the division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of his right, title, and interest in and to the tract of land described herein below to Grantee:

Land in Davidson County, Tennessee, being Unit No. 427A on the plan of The Homes at 427 Westboro Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restriction of The Homes at 427 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190610-0055368, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

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Being the same property conveyed to Drew Kiel and wife, Cassandra A. Kiel, by deed from MCH CONSTRUCTION OF TN, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191226-0132724, Register's Office for Davidson County, Tennessee

This being the same legal lot referenced as set forth on prior deed of record and made subject to all applicable matters set forth on the prior deed, plan of record, covenants, restrictions, easements, and all other matter of record.

This is improved property known as 427 Westboro Dr. Unit A Nashville, TN 37209.

WITNESS my hand this 23rd day of July, 2024.

DREW KIEL/GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drew Kiel, 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 and official seal at Nashville, Tennessee, this 23rd day of July, 2024.

NOTARY PUBLIC

My commission expires: 11/02/2026



Certificate of Authenticity

I, Warrick Robinson, IV, 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 10/24/24.

Date

Warrick Robinson, IV

Affiant Signature

10/24/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2024.

Melodi L Grisham

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

