Karen Johnson
Batch # 1205619
11/15/2024 12:51:01 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241115-0089201

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **MARK A. RAASCH**
7104 Lenox Village Drive
Nashville, TN 37211

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **173 09 0 A 027 00CO**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of MARK ANDREW RAASCH V. THERESA MARIE WIANT, in the Fourth Circuit Court of Davidson County, Docket Number 23D-1167, the receipt of which is hereby acknowledged, Theresa M. Wiant, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Mark A. Raasch, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One Lenox Village, as of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.

This the same description as in the previous deed of record

Being the same property conveyed to Mark A. Raasch and Theresa Wiant, husband and wife, by Warranty Deed dated January 21, 2016, from David W. Smartt, an unmarried person, of record, Instrument No. 20160125-0007030, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 7104 Lenox Village Drive, Nashville, TN 37211.

IN TESTIMONY WHEREOF I have executed this instrument this the 1st day of ~~July~~ Sept 2024.

Theresa Wiant
THERESA WIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Theresa Wiant, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 1 day of ~~July 2024~~ Sep 2024.

Julie O. Owen
NOTARY PUBLIC

My Commission Expires: 6.18.25

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(E).**

State of TN
County of WILLIAMSON
The foregoing document was acknowledged before me this 1 day of September 2024
JULIE O. OWEN, Notary Public
COMMISSION EXPIRATION DATE 06/18/2025

JULIE O. OWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON