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

Karen Johnson Davidson County
Batch # 1246103 DEEDQC
03/14/2025 09 21 58 AM 2 pgs
Fees $12 00 Taxes $0 00
20250314-0018723

ADDRESS NEW OWNER: **THERESA M. WIANT**
8347 Saint Danasus Drive
Nashville, TN 37211-8619

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **173-09-0a-273.00-CO**

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, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Mark A. Raasch, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Theresa M. Wiant, Grantee, her 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. 206 on the Plan of Phase E, Lenox Village of record in Plat at Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same description as in the previous deed of record.

Being the same property conveyed to Mark A. Raasch and Theresa M. Wiant, husband and wife, by Warranty Deed dated March 30, 2017, from Christopher Reed and Anne Reed, husband and wife, of record, Instrument No 20170403-003226, 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 8347 Saint Danasus Drive, Nashville, TN 37211-8619

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IN TESTIMONY WHEREOF I have executed this instrument this the ~~15th day of July 2024~~. 5th day of March 2025

Mark A Raasch

MARK A. RAASCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this the ~~15th~~ 5th day of ~~July 2024.~~ MARCH 2025

Amber Chrisley

NOTARY PUBLIC

My Commission Expires: ~~November 6, 2027~~ July 6th 2026

AMBER CHRISLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

***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).**