Karen Johnson Davidson County
Batch# 1258350 DEEDQC
04/14/2025 09:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027757

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THIS INSTRUMENT PREPARED BY:
Robert J. Notestine, III, Attorney at Law
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ - 0 - .

Affiant

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2025.

Notary Public
My Commission Expires: 1/24/28

FROM:
DANIEL ROSE ALTHOFF

TO:
DRISHTI RANA

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Drishti Rana	Wells Fargo Home Mortgage	087-01-0B-015.00CO
308 Rachels Meadow Ct.	P.O. Box 10335	
Hermitage, TN 37076	Des Moines, IA 50306-0335	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the terms of the order entered in the Fourth Circuit Court of Davidson County, Tennessee, File No. 24D771, as part of the equitable division of marital property with no monetary consideration, I, Daniel Rose Althoff, unmarried, (GRANTOR) do hereby grant, quitclaim, and convey unto Drishti Rana, unmarried, (GRANTEE) all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on Revised Plat for Monticello, Cluster Lot Development, of record in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Rose Althoff and Drishti Rana, husband and wife, by deed from Robert Oakman and Cheryl Oakman, husband and wife, of record in Instrument No. 20190912-0092634, dated September 11, 2019, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Daniel Rose Althoff and Drishti Rana, husband and wife, to Jonathan R. Vinson, Trustee, for F & M Bank, dated September 11, 2019, and filed for record in Instrument No. 20190912-0092635, Register's Office for Davidson County, Tennessee, with an unpaid principal amount of approximately $261,787.61, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

The street address of the Real Property is 308 Rachels Meadow Ct. – Hermitage, TN 37076, ____ Unimproved/ X Improved real property.

Wherever 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 caused this QUITCLAIM DEED to be executed on this 10th day of April, 2025.

GRANTOR

Daniel Rose Althoff

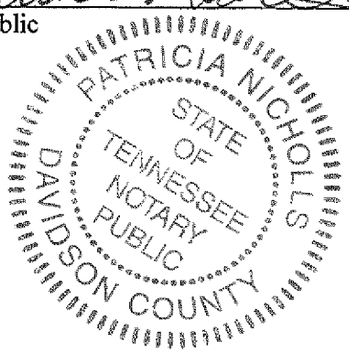
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Daniel Rose Althoff, the within named bargainer, 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 office, this 10th day of April, 2025.

My commission expires: 1/24/28

Notary Public



QCD-Divorce-25-0142.karen

Certification of Recorded Documents

I, Karen Suggs, 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 April 10, 2025.

(AFFIANT) – Karen Suggs

04/10/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of April, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY