Karen Johnson Davidson County
Batch # 1321730 DEEDQC
09/15/2025 10:25:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250915-0073283

QUITCLAIM DEED

	MAP/PARCEL NUMBER(s): 09116035500
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Maureen M. Blouch	**Same as address of new owner.**
4000 Dakota Avenue	
Nashville, TN 37209	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand, the execution of a Marital Dissolution Agreement (Davidson County, Tennessee, Circuit Court Docket No. 25D11), and other good and valuable consideration, I, **DANIEL P. SEELEN**, Grantor, by these presents, hereby quitclaims and conveys unto **MAUREEN M. BLOUCH**, Grantee, her successors and assigns, all of the right, title, and interests in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of the Subdivision of the lands of P.S. Stump deceased of record in Chancery Court Plan Book 2, pages 74 and 78, Register's Office for said County.

Said Lot No. 42 fronts 60 feet on the northerly margin of Dakota Avene, formerly Fourth Avenue, and runs back between parallel lines with the westerly margin of 40th Avenue North, (formerly C. Street or Stump Avenue), 150 feet to an alley.

Being the same property conveyed to Bradley A. Malin and Zara Z. Malin, husband and wife, by Warranty Deed from Erin Murray and David Murray, wife and husband, dated April 28, 2017, and recorded on May 1, 2017, of record in Inst. No. 20170501-0042621, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel P. Seelen and Maureen M. Blouch, husband and wife, by Warranty Deed from Bradley A. Malin and Zara Z. Malin, husband and wife, dated October 5, 2022, of record in Inst. No. 20221010-0110956, Register's Office for Davidson County, Tennessee.

This is improved property known as 4000 Dakota Avenue, Nashville Tennessee 37209.

WITNESS my hand this 3 day of September, 2025.

DANIEL P. SEELEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, **DANIEL P. SEELEN**, the Grantor with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 3rd day of September, 2025.

Paige Black
Notary Public

PAIGE BLACK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0-.

DANIEL P. SEELEN

Sworn to and subscribed before me this 3rd day of September, 2025.

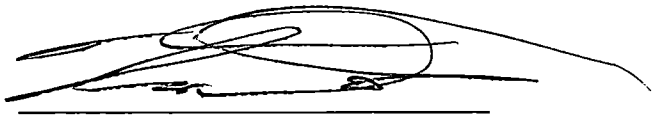
Paige Black
Notary Public

PAIGE BLACK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: _____

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: 

Thomas J. Dement II
Attorneys At Law
750 Old Hickory Blvd.
Building One, Suite 200
Brentwood, TN 37027