THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

KENNETH DUANE RAETZ, JR., AFFIANT

Subscribed and sworn to before me, this 5th day of February 2026.

NOTARY PUBLIC
My Commission Expires: 3-23-2027

JASON CULP
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
MY COMMISSION EXPIRES 3-23-2027

Karen Johnson
Batch # 1383649
02/20/2026 09:59:09 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260220-0013575

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carol Brown Raetz 5420 Barton Vale Drive Nashville, TN 37211	New Owner	Map & Parcel: 161.14-0C 006.00 CO

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated into the Final Decree of Divorce entered on January 21, 2026, in the Third Circuit Court for Davidson County, Tennessee, in the case of Carol Brown Raetz v. Kenneth Duane Raetz, Jr., Docket Number 25D1285, I, Kenneth Duane Raetz, Jr., by these presents do transfer, quitclaim, and convey unto the said Carol Brown Raetz, an unmarried person, her heirs, successors, and assigns, all of my right, title and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, identified below:

This is improved property known as 5420 Barton Vale Drive, Nashville, TN 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Barton Vale, as of record in Plat Book 7900, page 639, Register's Office for said county, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kenneth D. Raetz and wife, Carol B. Raetz, by

Warranty Deed from Christopher I. Barrett and wife, Frances Z. Barrett and Dorris Zichr, of record in Instrument Number 20070618-0072175, Register's Office for Davidson County, Tennessee, recorded on June 18, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

This is improved property known as: 5420 Barton Vale Drive, Nashville, TN 37211.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of February 2026.

Kenneth Duane Raetz Jr
KENNETH DUANE RAETZ, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **KENNETH DUANE RAETZ, JR.**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February 2026.

Jason Culp
Notary Public

My Commission Expires: 3-23-2027

JASON CULP
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
MY COMMIS... 3-23-2027

JASON CULP
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
MY COMMISSION EXPIRES 3-23-2027