Karen Johnson
Batch # 1398724
03/30/2026 08:30:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260330-0024716

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Kevin L. Allen 105 Breakwater Bay Hermitage, TN 37076	Same	098 13 0A 072.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled Kevin Lynn Allen v. Shawn Del Allen, Davidson County Fourth Circuit Court No. 25D-1598, and the actual consideration given for the transfer is $0.00.

K L Allen
Affiant

SUBSCRIBED AND SWORN TO before me this 10th day of March, 2026.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/3/2027

JOELLYN A. KOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Shawn Del Allen ("Grantor") and Kevin Lynn Allen ("Grantee") are married are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled Kevin Lynn Allen v. Shawn Del Allen, Davidson County Fourth Circuit Court No. 25D-1598; and

WHEREAS, Grantor is ordered to quitclaim whatever interest, whether legal, marital, or equitable, she may have in and to the tract of land described herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Shawn Del Allen, the Grantor, does hereby convey, remise, release and forever quitclaim unto Kevin Lynn Allen, the Grantee, his heirs and assigns, whatever interest, whether legal, marital or equitable she may have in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from her and vested in the Grantee:

Lot 72, PHASE ONE, SECTION SIX, NEW HOPE POINT Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 859, and as amended by Surveyor's Certificate of Correction as filed of record in Instrument No. 20010531-0056257, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin L. Allen by Special Warranty Deed of record at Instrument No. 20050216-0017869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

This is improved property located at 105 Breakwater Bay, Hermitage, TN 37076.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of March, 2026.

SHAWN DEL ALLEN

STATE OF TENNESSEE)
COUNTY OF Davidson)

SHAWN DEL ALLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2026.

Notary Public

My commission expires: 5/3/2027

JOELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY