Karen Johnson Davidson County
Batch# 1413828 DEEDQC
04/30/2026 01:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260430-0038505

Recordation Requested By/Return to:
DOMA TITLE INSURANCE
700 HIGHLANDER BLVD., SUITE 450
ARLINGTON, TX 76015
File No. BM-418124

This Instrument Prepared By:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(a)(3)(A)(i)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MINDY ANN VAN TASSEL	MINDY ANN VAN TASSEL	14202007500
144 CROSS TIMBERS DRIVE NASHVILLE, TN 37221	144 CROSS TIMBERS DRIVE NASHVILLE, TN 37221	

Executed this 25th day of March 2026

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MICHAEL STEPHEN VAN TASSEL, UNMARRIED, AND MINDY ANN VAN TASSEL, UNMARRIED, WHO ACQUIRED TITLE AS HUSBAND AND WIFE AND ARE NOW DIVORCE**, who acquired title while married, now divorced, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MINDY ANN VAN TASSEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Lot No. 130 on the plan of a Revision of a Resubdivision of Lot No. 186, Cross Timbers, Section 4, Lot No. 130 Cross Timbers, Section 3, and Lots Nos. 297, 298A and 298B, Walnut Hill Manor, Section 1, the Revision of the Resubdivision Plan being of record in Book 5800, Page 3, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same premises conveyed to MICHAEL STEPHEN VAN TASSEL AND WIFE MINDY ANN VAN TASSEL by recorded on March 30, 2010 , as Instrument No. 20100330-0023587 in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as, 144 CROSS TIMBERS DRIVE, NASHVILLE, TN 37221
This instrument was prepared without the benefit of a title examination.

Witness my hand this 25th day of March, 20 26.

MINDY ANN VAN TASSEL

STATE OF Tennessee

COUNTY OF Davidson

Before me, Candyce Kelley of the state and county mentioned, personally appeared **MINDY ANN VAN TASSEL,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CANDYCE KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Candyce Kelley
Notary Public
Printed Name: Candyce Kelley
My Commission Expires: 9/5/2028

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.

Witness my hand this 25th day of March, 20 26.

MICHAEL STEPHEN VAN TASSEL

STATE OF Tennessee

COUNTY OF Davidson

Before me, Candyce Kelley of the state and county mentioned, personally appeared **MICHAEL STEPHEN VAN TASSEL,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CANDYCE KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Candyce Kelley
Notary Public
Printed Name: Candyce Kelley
My Commission Expires: 9/5/2028

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

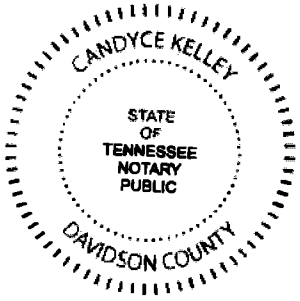
I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 25th day of March, 2026.

Notary Public
My commission expires: 9/5/2028

(seal)



Tennessee Certification of Electronic Document

I, Litisha Evans, 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 March 25, 2026 (date of document).

Litisha Evans, Affiant

March 30, 2026
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 30 day of March, 2026.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL