Karen Johnson Davidson County
Batch # 1443119 DEEDQC
07/08/2026 08:13:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260708-0061339

# 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: |
|---|---|---|
| Kimberly Drabner<br>106 Sheffield Court<br>Goodlettsville, TN 37072 | Same | 026 06 0 098.00 |

## 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 Kimberly Ann Drabner v. Richard Joseph Totorica, Davidson County Circuit Court, and the actual consideration given for the transfer is ~~$0.00~~.

JOELLYN A. KOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kimberly Ann Drabner
Affiant

SUBSCRIBED AND SWORN TO before me this 8th day of April, 2026.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/3/2027

WHEREAS, Richard Joseph Totorica ("Grantor") and Kimberly Ann Drabner ("Grantee") are married and 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 Kimberly Ann Drabner v. Richard Joseph Totorica, Davidson County Circuit Court; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Richard Joseph Totorica, the Grantor, does hereby convey, remise, release and forever quitclaim unto Kimberly Ann Drabner, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest 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:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Subdivision of Windsor Green Phase II-Section II of record in Plat Book 6900, Page 549, in the 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 Kimberly A. Drabner, a married woman, by Warranty Deed dated July 22, 2022, of record in Instrument No. 20220727-0085589, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Book 6406, Page 950, Register's Office for Davidson County, Tennessee. Homeowners Association Charter of record in Book 6396, Page 542, amended in Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Sheffield Court, Goodlettsville, TN 37072.

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 31 day of March, 2026.

**RICHARD JOSEPH TOTORICA**

STATE OF _____ )
COUNTY OF _____ )

**See Attached For Notary**

RICHARD JOSEPH TOTORICA, 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 _____ day of _____, 2026.

_____
Notary Public

My commission expires:_____

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey )

On March 31, 2026 before me, Harmony Perna, Notary Public
(insert name and title of the officer)

personally appeared Richard Joseph Totorica,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

HARMONY PERNA
Notary Public - California
Monterey County
Commission # 2526146
My Comm. Expires Jul 5, 2029

Signature _____ **(Seal)**