Karen Johnson Davidson County
Batch # 1478317 DEEDQC
09/28/2026 01:12:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260928-0089610

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
KAYLA N. PAAS 843 TODD PREIS DR. NASHVILLE, TN 37221	NEW OWNER	142090A01000CO

KNOW ALL MEN BY THESE PRESENTS:

That SHAUN ROCCO PAAS, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 26D701 between KAYLA NICOLE PAAS, Plaintiff, (being one and the same as KAYLA N. PAAS and SHAUN ROCCO PAAS, Defendant, does hereby demise, release, and forever quitclaim unto the said, KAYLA NICOLE PAAS, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the Plan of Doral Country Villa Condominiums, Section 1, as of record in Plat Book 4860, Page 96, Register's Office for said County, the part hereby described as follows:

Being Unit No. 103A on said plan and described by Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section K as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, and 5124, Page 163, said Register's Office.

Being the same property conveyed to Stephanie M. Armitstead, unmarried by Warranty Deed from Kathy Ann Marshall of record in Instrument No. 20180905-0087630, Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 5, 2018.

Being the same property conveyed to Kenneth Young by Warranty Deed from Stephanie M. Armitstead, unmarried of record in Instrument No. 20231107-0087037 Register's Office for Davidson County, Tennessee, dated November 3, 2023 and recorded on November 7, 2023.

This is improved property known as: 843 Todd Preis Drive, Nashville, Tennessee 37221.

Being the same property conveyed to the Kayla N. Paas, a married woman by Deed from Kenneth Young, dated and appearing of record in Instrument No. 202504010024799, dated March 27, 2025 and recorded April, 1 2025, Register's Office for Davidson County, Tennessee.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

The said KAYLA NICOLE PAAS hereby agrees to pay and agrees to hold SHAUN ROCCO PAAS harmless from an original Deed of Trust in favor of Rocket Mortgage, LLC and now Loancare, said note bearing an original unpaid principal balance of $338,751 as evidenced by a Deed of Trust of record filed in Instrument No. 20250401-0024800, dated March 27, 2025 and recorded on April 1, 2025 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(a)(1)(C)(v)

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SHAUN ROCCO PAAS, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

SHAUN ROCCO PAAS
Grantor

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

NOTARY PUBLIC

BROCK LOMPART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/8/2028

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KAYLA NICOLE PAAS, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

KAYLA NICOLE PAAS
Affiant/Grantee

Sworn to and subscribed before me
this 25 day of September, 2026.

NOTARY PUBLIC

BRENDA AVILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Expires: March 9th, 2027

My commission expires: _____

This instrument prepared from information provided by the parties involved.