THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Michael Voronkov and Yulia Kovalenko, Co-Trustees of The Black Sea Revocable Living Trust	Same	12910004300
6632 Ellesmere Road		Karen Johnson Davidson County Batch# 669824 DEEDQC 07/01/2021 02:41:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20210701-0089548
Nashville, TN 37205		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **MICHAEL VORONKOV and YULIA KOVALENKO, Husband and Wife**, do hereby convey to **MICHAEL VORNOKOV and YULIA KOVALENKO, Co-Trustees of THE BLACK SEA REVOCABLE LIVING TRUST dated April 2, 2021**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of West Meade Park, Inc., Section 3 as of record in Plat Book 3300, page 23 as amended in Book 7934, page 64, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Voronkov and Yulia Kovalenko, Husband and Wife, by Warranty Deed dated December 28, 2020 from L. Glenn Worley and wife, Barbara Worley of record in Instrument No. 20201231-0155001, Register's Office for Davidson County, Tennessee.

Together with a Driveway Easement as more fully described in the Easement Agreement of record in Instrument No. 20200205-0013664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.

2. All matters appearing on the Plan of record in Plat Book 3300, page 23, amended in Book 7934, page 64, Register's Office for Davidson County, Tennessee.

3. Driveway Easements of record in Instrument No. 20200205-0013664 and Instrument No. 20200205-0013663, Register's Office for Davidson County, Tennessee.

This is improved property known as 6632 Ellesmere Road, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of April, 2021.

MICHAEL VORONKOV

YULIA KOVALENKO

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL VORONKOV** and **YULIA KOVALENKO**, Husband and Wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this 2nd day of April, 2021.

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
2nd day of April, 2021.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 April 2, 2021.

Elizabeth Ryder Sykes

7/1/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2021.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023