This Document Prepared by:
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Real Property Responsibility:
Konstantin and Jessica Yepifantsev
1313 5th Ave. N. #8
Nashville, TN 37208

QUITCLAIM DEED

THIS DEED is made and entered into on the 15th day of July, 2022, by and between **KONSTANTIN ANDREEVICH YEPIFANSEV AND JESSICA TERESA YEPIFANTSEV, Husband and Wife,** hereinafter known as the Trustors and/or Grantors, and **KONSTANTIN YEPIFANTSEV AND JESSICA YEPIFANTSEV, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE YEPIFANTSEV FAMILY LIVING TRUST DATED JULY 15, 2022, AND ANY AMENDMENTS THERETO,** hereinafter known as the Initial Trustee and/or Grantee.

WITNESSETH:

FOR AND IN CONSIDERATION of the Grantors transferring this real property to a revocable living trust, and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, the Grantors, hereby quitclaim, transfer, and convey unto the Initial Trustee and any future successor Trustee(s) of the Yepifantsev Family Trust dated July 15, 2022, as amended from time to time, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A1 on the plan of The Glenmary, as show on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Glenmary, a Horizontal Property Regime with Private Elements of records in Instrument No. 20151120-0118122, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description thereof.
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> ***THE PREVIOUS AND LAST*** conveyance being a Warranty Deed from Nicole D. Piersiak, an unmarried woman, to Konstantin Andreevich Yepifantsev and Jessica Teresa Yepifantsev, husband and wife, dated November 13, 2017, and recorded as Instrument No. 20171120-0118901, Register's Office, Davidson County, Tennessee, dated November 13, 2017 and recorded on November 20, 2017.
>
> Being a portion of the same property conveyed to Nicole D. Piersiak by Special Warranty deed from The Home Missioners of America of record in Instrument No. 20150401-0028391 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 1, 2015.

Karen Johnson Davidson County
Batch# 907324 DEEDQC
08/24/2022 11:10:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220824-0095565

This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1313 5th Ave. N. #8, Nashville, TN 37208.

The consideration for this transfer is for the Grantor to transfer real estate to a revocable living trust created by the same Grantor and is exempt pursuant to T.C.A. 67-4-409(a)(3)(F).

THE INFORMATION CONTAINED HEREIN WAS FURNISHED BY THE PARTIES AND TAKEN FROM THE PREVIOUS DEED. THIS PROPERTY HAS NOT BEEN SURVEYED FOR THIS CONVEYANCE, AND THE DESCRIPTION HEREIN IS BEING TAKEN FROM THE PREVIOUS AND LAST DEED OF RECORD. THE PREPARER OF THIS INSTRUMENT ACCEPTS NO RESPONSIBILITY OR/LIABILITY AS TO LIENS, ENCUMBRANCES, DEFECTS IN TITLE, ACCURACY OF ACREAGE, BOUNDARIES OR OTHER SUCH MATTERS RESPECTING THE VALIDITY OF THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND/OR TITLE SEARCH.

WITNESS the following signature on this 15th day of July, 2022:

KONSTANTIN ANDREEVICH YEPIFANTSEV, GRANTOR

JESSICA TERESA YEPIFANTSEV, GRANTOR

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally, appeared before me, the undersigned, a Notary Public, **KONSTANTIN YEPIFANTSEV AND JESSICA YEPIFANTSEV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office, this 15th day of July, 2022.

JUNE FRANCES ASHBY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

June Frances Ashby
NOTARY PUBLIC
My commission expires: 10/24/23

OATH OF CONSIDERATION:

STATE OF TENNESSEE
COUNTY OF PUTNAM

The consideration for this transfer is for the Grantor to transfer real estate to a revocable living trust created by the same Grantor and is exempt pursuant to T.C.A. 67-4-409(a)(3)(F).

KONSTANTIN YEPIFANTSEV, AFFIANT/INITIAL TRUSTEE

JESSICA YEPIFANTSEV, AFFIANT/INITIAL TRUSTEE

Subscribed and sworn to before me this 15th day of July, 2022.



NOTARY PUBLIC

My commission expires: 10/24/23