This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

New Owner and send Tax Bills to:
Ivan Ivanov
5137 Lana Renee Ct.
Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

Map/Parcel: 09802002700

FOR AND IN CONSIDERATION of the Marital Dissolution Agreement between Olivia Joy Ivanov vs Ivan Simeon Ivanov, Docket No. 22D-1311, in the Third Circuit Court for Davidson County, Tennessee, between the parties, **Olivia Joy Ivanov,** does hereby bargain, release, remise and quitclaim all right, title and interest, unto **Ivan Ivanov,** to the following real property located in Davidson County, Tennessee, to-wit:

BEING Lot No. 48 on the Plan of Re-subdivision of Lot Nos. 42-56, Roxborough Subdivision, of record in Book 5210, page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ivan Ivanov, an unmarried person, by Warranty Deed from Beth Skeen, dated May 28, 2008, of record in Instrument No. 20080529-0054606, Register's Office for Davidson County, Tennessee.

Ivan Simeon Ivanov and Ivan Ivanov being one and the same person.

This is improved property known as: 5137 Lana Renee Court, Hermitage, TN 37076

Witness my/our signature(s) on the date below written.

Olivia Joy Ivanov

Karen Johnson Davidson County
Batch# 969368 **DEEDQC**
02/10/2023 08:37:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230210-0009739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Olivia Joy Ivanov,** the within named bargainor(s), 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 official seal at office, this 3rd day of February, 2023.

PATRICK JOSEPH ROBUSTO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0-

Affiant -

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary Public

My Commission Expires:

PATRICK JOSEPH ROBUSTO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025