QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1001042 DEEDQC
05/09/2023 10:29:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230509-0034429

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 8th May, 2023.

Shannon Aldridge
NOTARY PUBLIC

My Commission Expires: 07-07-2025

SHANNON ALDRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Julia Missaghi and Konstantin Timokhin 2621 Jordan Ridge Drive Nashville, TN 37218	Same as new owner	058-09-0-A-282.00CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that JULIA MISSAGHI, an unmarried woman, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto JULIA MISSAGHI and KONSTANTIN TIMOKHIN as joint tenants with survivorship rights, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 282, Jordan Ridge at Eaton's Creek, Phase II, as shown of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed Julia Missaghi from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Special Warranty Deed dated June 29, 2011, and recorded July 5, 2011, of record in Instrument No. 20110705-0051114, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 2621 Jordan Ridge Drive, Nashville, TN 37218.

WITNESS my hand on 8th day of May, 2023.

Julia Missaghi

STATE OF TN

COUNTY OF Davidson

On 8th May, 2023, before me personally appeared JULIA MISSAGHI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 8th, 2023.

NOTARY PUBLIC

My Commission Expires: 07-07-2025

SHANNON ALDRIDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025