THIS DOCUMENT PREPARED BY: **Brian Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215	Karen Johnson Davidson County Batch# 1009123 AGRMTWARR 05/30/2023 02 41 57 PM 3 pgs Fees $17 00 Taxes $0 00 20230530-0040657

Addresses of new owners	Send Tax Bills to·	Map-Parcel Numbers
Sergey S Chiripko 1396 Sheffield Glen Way Atlanta, GA 30329 and Victoriya S Chiripko 98 Permberton Avenue Staten Island, NY 10308	Ella Chiripko, Trustee of the Ella Chiripko Revocable Trust dated April 26, 2023 605 24th Street Nashville, TN 37209	091 05 0 001 00

DISCLAIMER OF INTEREST IN REAL PROPERTY

1 Sergey M. Chiripko ("Sergey M.") died on September 12, 2022.

2 Sergey M 's spouse, Ella Chiripko ("Ella") survived him

3 Sergey M. was survived by his only two children – Sergey S. Chiripko ("Sergey S ") and Victoriya S. Chiripko ("Victoriya")

4. Sergey M died intestate

5 At the time of Sergey M 's death, he was the owner of an undivided fifteen percent (15%) interest in that certain real property located at 605 24th Street, Nashville, TN 37209 (Map/Parcel Number 091 05 0 001.00) (the "Real Property").

6. Ella desires to irrevocably and unqualifiedly disclaim and renounce any and all rights and interests she has to the Real Property as a result of being an heir at law of Sergey M. thus leaving Sergey M.'s undivided fifteen percent (15%) interest to be divided equally between Sergey S. and Victoriya, his remaining heirs at law.

7 This disclaimer is intended as a qualified disclaimer under Section 2518 of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code") and Tennessee Code

Annotated Section 31-7-101, et. seq Pursuant to the provisions of Section 2518 of the Internal Revenue Code and Tennessee Code Annotated Section 31-7-101, et seq , Ella represents that

a The foregoing disclaimer is irrevocable and unqualified

b The foregoing disclaimer is made on a date not later than the date which is nine months after the date of Sergey M's death

c. Ella has not accepted the interest disclaimed or any of its benefits.

d. The interest disclaimed by this instrument passes without any direction on the part of Ella and the interest passes to a person or persons other than Ella.

This Disclaimer is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record

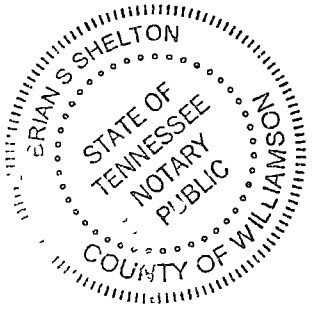
WITNESS our hands on 23 day of May, 2023

Ella Chiripko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLA CHIRIPKO, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on 23 day of May, 2023.



Notary Public

My Commission Expires: 1/11/2026

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Reserved Parcel B on the Plan of West Nashville Annex, Resubdivision of Lots 21, 22, 39, 40 and 41, of record in Book 3106, page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Together with the appropriate portion of the alley located adjacent to the above described tract and abandoned by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No. 88-161.

Being the same property conveyed to Sergey M Chiripko a fifteen percent (15%) interest and unto Ella Chiripko an eighty-five (85%) interest as Instrument Number 20150609-0054301, Register's Office for Davidson County, Tennessee.

This Improved property is known as 605 24th Street, Nashville, TN 37209