Karen Johnson Davidson County
Batch# 1080571 DEEDQC
12/11/2023 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231211-0095425

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcels:
Artur Chimchirian 1200 Broadway Apt 2103 Nashville, TN 37203	New owner	11801027200 04108003700

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Artur Chimchirian, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Maya Real Estate LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, his rights, title and interest in and to the following described tracts of land in **Davidson** County, Tennessee:

See Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11th day of December, 2023.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of December, 2023.

Artur Chimchirian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Artur Chimchirian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of December, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the northerly side of Gilmore Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Artur Chimchirian, an unmarried man, by Warranty Deed from Cluett Elkins Huddleston, Jr. and wife, Minnie Jeanette Huddleston, of record in Instrument No. 20230917-0070367, Register's Office for Davidson County, Tennessee, dated September 6, 2023, and recorded on September 6, 2023.

Being also known as 908 Gilmore Avenue, Nashville, TN 37204.

Tract 2:

Land in Davidson County, Tennessee, being Part of Lot No. 3 on the Map of the lands of K.J. Morris, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section 1, not of record, described, according to a survey made by George W. Watkins, Surveyor, July 15,1952, as follows: Beginning at a point on the Southwesterly margin of Old Hickory Boulevard at the Northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, Westerly from the Westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, Southwesterly 245 feet, more or less, to the common comer of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, Northwesterly 200 feet, more or less, to a point on the Southeasterly margin of Hickory Drive; thence with the margin of said drive, North 45 degree 56 minutes East 210 feet, more or less, to the beginning of a curve; thence around said curve in a Northeasterly direction 39.39 feet, more or less, to a point on the Southwesterly margin of said Blvd.; thence with the margin of said Blvd, South 41 degree 12 minutes East 145.00 feet, more or less, to the beginning.

Being the same property conveyed to Artur Chimchirian, an unmarried man, by Warranty Deed from Aimee Nowling, an unmarried woman and Ron Maturo, a married man, of record in Instrument No. 20210719-0096560, Register's Office for Davidson County, Tennessee, dated July 14, 2021, and recorded on July 19, 2021.

Being also known as 1199 Old Hickory Blvd, Nashville, TN 37207.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 11, 2023** (date of document).

Affiant Signature

December 11, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 11th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

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