THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Hazhen Kucher
4431 Providence Heights
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
147-07-0 060.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of August, 2024.

Notary Public

My Commission Expires:
3.20.28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HAZHEN KUCHER** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **KAMARAN KUCHER AND HAZHEN KUCHER, TENANTS IN COMMON,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 4431 Providence Heights, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of August, 2024.

Karen Johnson Davidson County
Batch# 1166323 DEEDQC
08/05/2024 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240805-0059290

By: Hazhen Kucher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hazhen Kucher**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2024.

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My commission expires: 9-7-26

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of T. C. Cook's subdivision of the B. F. Cook Old Home Place, of record in Plat Book 547, page 163, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hazhen Kucher by Quitclaim Deed from Kamaran Kucher dated April 18, 2024, of record in Instrument No. 20240419-0027964, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/2/24.

Affiant Signature

8/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY