QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1238781 DEEDQC
02/20/2025 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250220-0012191

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
4CAN INVESTMENTS, LLC	**SAME AS NEW OWNER**	
(ADDRESS) **6039 Robin Hill Road**	(NAME)	**091-06-3R-001.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SIMON KVASNYUK AND ELENA KVASNYUK, HUSBAND AND WIFE** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **4CAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 5909 CARL PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20221201-0125923 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SIMON KVASNYUK AND ELENA KVASNYUK, HUSBAND AND WIFE, BY WARRANTY DEED FROM 4CAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED DECEMBER 20, 2024 AND FILED FOR RECORD ON DECEMBER 31, 2024 AS INSTRUMENT #20241231-0101350, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 5909A CARL PLACE, NASHVILLE, TN 37209.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 13 day of February, 2025.

SIMON KVASNYUK

ELENA KVASNYUK

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Simon Kvasnyuk and Elena Kvasnyuk, the within named bargainors, 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, at office, this 13 day of February, 2025.

Notary Signature

My commission expires: 05-11-2027

MARIELIN HERNANDEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE0007255
Qualified in Bronx County
My Commission Expires 05-11-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202502200012191

Certificate of Authenticity

I, D. Hardwick, 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 **February 13, 2025**.

Date

D. Hardwick

Affiant Signature

February 18, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

