Karen Johnson
Batch # 1255918
04/03/2025 09 06 54 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250403-0025298

This Instrument Was Prepared by:
NBTS INC
5029 Edmondson Pike
Nashville, TN 37211

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP AND PARCEL NO.:
Natalia S Tolstova	**Natalia S Tolstova**	
1108 Hunters Bow Cir	**1108 Hunters Bow Cir**	
Nashville, TN 37211	**Nashville, TN 37211**	**172140A03100CO**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1 00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Pavel V Tolstov and Natalia S Tolstova (the "Grantor") has bargained and sold, and by these presents does transfer, release, relinquish, quitclaim and convey unto **Natalia S Tolstova** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land, and improvements and appurtenances thereto in the Davidson County, Tennessee and more specifically described on Exhibit "A" hereto:

Being the same property conveyed to Pavel V Tolstov and Natalia S Tolstova by Special Warranty Deed from The Bank of NewYork Mellon Trust Company, National Association FKA The Bank of New York Trust Company of record in Instrument No. 20140430-0036382, Register's Office of Davidson County, Tennessee, dated April 30,2024.

This is improved property commonly known as 1108 Hunters Bow Cir, Nashville, Tennessee 37211.

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This conveyeance is subject to the following:
1. 2014 taxes which have been prorated and assumed by the Grantee(s)
2. All restrictions of record.
3. All easements of record.
4. All matters appearing on the plat of record
5. All applicable government and zoning regulations

IN WITNESS WHEREOF, Grantor has executed this instrument this 19th day of March, 2025

By: _____
Name: Pavel V Tolstov, Grantor

By _____
Name. Natalia S Tolstova, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pavel V Tolstov, known to me or proved to me to be the person whose signed to the within document and acknowledged to me that he executed the same for the purpose therein contained

Witness my hand and notarial seal this 19th day of March, 2025

My commission expires 01/04/2027

By _____
Name Notary Public

SEUNG U. LEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Natalia S Tolstova, known to me or proved to me to be the person whose signed to the within document and acknowledged to me that he executed the same for the purpose therein contained

Witness my hand and notarial seal this 19th day of March, 2025.

My commission expires 01/04/2027

By _____
Name Notary Public

SEUNG U. LEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 126 on the Plan of Wexford Downs, Section One, a Planned Unit Development of record in Plat Book 9700, Pages 308 and 309 abd as shown Plat in Book 9700, Page 221, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N A as successor to JPMorgan Chase Bank N A as Trustee for RASC 2002KS4 by Trustee's Deed recorded Decembe 03, 2013 at 20131203-0122977, Register's Office for Davidson County, Tennessee

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the true and actual consideration for this transfer or the value of the property transferred is $ 1.00.

Subscribed and sworn to before me
This 19th day of March, 2025.

Affiant _____
Pavel V Tolstov, Grantor

Affiant _____
Natalia S Tolstova, Grantor

Subscribed and sworn to before me this 19th day of March, 2025

_____
Notary Public
My commission expires 01/04/2027

SEUNG U. LEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027