THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Hazhen Kucher
4431 B Providence Heights
Nashville, TN 37211

Send Tax Bill to:
New Owner

Map/Parcel Number
147-07-3A00.00

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 14 day of April, 2025.

Notary Public

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, **KAMARAN KUCHER AND HAZHEN KUCHER, TENANT IN COMMON,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **HAZHEN KUCHER AND FAHAD TALAT, A MARRIED COUPLE,** HEREINAFTER CALLED GRANTEE(S), THEIR 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 B Proidence Heights Nashville, TN 37211**

Kamaran Kucher

HK

Karen Johnson Davidson County
Batch# 1260645 DEEDQC
04/16/2025 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0029208

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of April, 2025.

Kamaran Kucher

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 **Kamaran Kucher and Hazhen Kucher,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2025.

My commission expires: 9-726

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit 4431A of Homes at 4431 Providence Heights, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20240805-0059291, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Kamaran Kucher and Hazhen Kucher, tenants in common, by deed dated 08/02/2024, from Hazhen Kucher of record in Instrument No. 20240805-0059290, 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 4/14/2025.

Affiant Signature

4/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY