QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on April 16, 2025

NOTARY PUBLIC

My Commission Expires 9-8-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search

Karen Johnson Davidson County
Batch # 1260819 DEEDQC
04/17/2025 12 00 37 PM 2 pgs
Fees $12 00 Taxes $0 00

20250417-0029453

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL#
Maksim Novikov 733 William Howard Place Nashville, TN 37209	Regions Bank DBA Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	090-12-0B 015 00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Alexander S Novikov and Lyalya M Novikova, husband and wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Maksim Novikov, hereinafter called **"GRANTEE,"** his successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

> LAND in Davidson County, Tennessee, being Lot No 15 on the Plan of Hodges Estates, a Planned Unit Development as shown by plat of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot
>
> Being the same property conveyed to Alexander S Novikov and Lyalya M Novikova, husband and wife, by Warranty Deed from Santosh Shamanur and Amberlee Shamanur, husband and wife, dated March 21, 2012, and recorded March 22, 2012, of record in Instrument No 20120322-0024511, Register's Office for Davidson County, Tennessee
>
> This is improved property, known as 733 William Howard Place, Nashville, TN 37209

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on April 16, 2025

Alexander S. Novikov

Lyalya M. Novikova

STATE OF TN

COUNTY OF Davidson

On April 16, 2025, before me personally appeared **Alexander S. Novikov**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on April 16, 2025

NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 9-8-2025

STATE OF TN

COUNTY OF Davidson

On April 16, 2025, before me personally appeared **Lyalya M. Novikova**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on April 16, 2025

NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 9-8-2025