THIS INSTRUMENT PREPARED BY

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THE MEDIATION GROUP OF TENNESSEE
2809 WIMBLEDON ROAD
NASHVILLE, TENNESSEE. 37215

Karen Johnson Davidson County
Batch # 1301932 DEEDQC
07/24/2025 02:46:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250724-0058713

ADDRESS OF NEW OWNER

SEND TAX BILLS TO

OLEKSANDRA LAZARENKO
320 WELCH ROAD, UNIT F-5
NASHVILLE, TENNESSEE. 37211
TAX ID NO. 1333-15-A-33CO

QUITCLAIM DEED

For and in consideration of the division of property in the Final Decree of the court, Docket No., in the Circuit Court of Davidson County, the receipt of which is hereby acknowledged,

Platon Lazarenko MWS

Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto

OLEKSANDRA LAZARENKO, Grantee, her heirs, successors, and assigns, forever, all right title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee

This is the same description as in the previous deed of record,

Being the same property conveyed to Platon Lazarenko, by Warranty Deed dated, February 3, 2024 from ADEL IBRAHEM, MARRIED, AND FILED OF RECORD IN INSTRUMENT NO. 20230206-0008353, Tax ID#. 133-15-A-33CO, Register's Office for Davidson County, Tennessee.

Subject to all matters and restrictions as shown on the Master Deed of record in Book 6111, page 22, and amended in Book 9445, page 492, Register's Office Davidson County, Tennessee

Covenants, Conditions and restrictions as set forth in instrument recorded in Book 8561m page 461m Register's Office for Davidson County, Tennessee.

* Easements of record in Book 6548, page 125; Book 8870, page 293; and Instrument Number 20131209-0124879, Register's Office for Davidson County, Tennessee.

Grantor warrants he never lived in the subject property as a married person and is not subject to any marital rights therein.

This is (X) improved property known as 320 Welch Road Unit F-5, Nashville, Tennessee 37211 .

IN TESTIMONY WHEREOF I have executed this instrument this 16th day of June, 2025.

X _____
PLATON LAZARENKO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Platon Lazarenko, the Grantor, with whom I am personally acquainted , and who acknowledge that he executed the within Quit claim Deed for the purposes therein continued.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2025.

_____
NOTARY PUBLIC

My Commission Expires _____

