This Instrument Prepared By and
When Recorded Please Return to

John C Bobbitt
101 Springhouse Ct , Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1306447
08/06/2025 02 19 25 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250806-0062494

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Nikita Miakysh 1113 Nelson Drive Madison, TN 37115	NEW OWNER	03316011700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mykyta Miakysh n/k/a Nikita Miakysh** "the Grantor," conveys and quitclaims unto **Nikita Miakysh** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 102-A on the Plan of Zone Lot Divisions, Lots 100 through 111, Section 2, Primrose Meadows of record in Book 6900, Page 105, 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 Mykyta Miakysh, unmarried, by Warranty Deed from Otto Joseph Cook, IIII, married, dated September 18, 2018, and recorded on September 21, 2018, in Instrument No 20180921-0093899, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 28 day of July, 2025

M. Zap (SEAL)
Mykyta Miakysh n/k/a Nikita Miakysh

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Mykyta Miakysh n/k/a Nikita Miakysh, the within named Grantor, 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 and official seal this 28 day of July, 2025

Notary Public
My commission expires 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**

M. Zap
(Affiant)

Notary Public My commission expires 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER