DG #17293
1755 Dr DB Todd Jr Boulevard
Nashville, Davidson County, Tennessee

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

Karen Johnson Davidson County
Batch # 1310993 DEEDQC
08/15/2025 12:11:34 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20250815-0065225

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
1. DARCY BARRA, TRUSTEE OF THE BARBARA NOVICK LIVING TRUST DATED JUNE 11, 2024 1 Bay Club Drive, Unit 19H Bayside, NY 11360		
2. DARCY BARRA, TRUSTEE OF THE SPOUSAL DISCLAIMER TRUST FOB BARBARA NOVICK UNDER PARAGRAPH 5 OF THE LAST WILL AND TESTAMENT OF MARTIN NOVICK 1 Bay Club Drive, Unit 19H Bayside, NY 11360	SAME	Map/Parcel: 081-11-0-073.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/00 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Darcy Barra, Executor of the Estate of Martin Novick; Darcy Barra, Lisa Novick, Tami Novick, Joelle Krakower and Nikki Novick**, the sole heirs of Martin Novick and Barbara Novick, both deceased (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto DARCY BARRA, TRUSTEE OF THE BARBARA NOVICK LIVING TRUST DATED JUNE 11, 2024; and DARCY BARRA, TRUSTEE OF THE SPOUSAL DISCLAIMER TRUST FOB BARBARA NOVICK UNDER PARAGRAPH 5 OF THE LAST WILL AND TESTAMENT OF MARTIN NOVICK DATED JUNE 29, 2022 (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 13 day of August 2025.

DARCY NOVICK BARRA, AS EXECUTOR OF THE ESTATE OF MARTIN NOVICK, SURROGATE'S COURT OF THE STATE OF NEW YORK FOR NASSAU COUNTY, PROBATE PROCEEDING, FILE NO. 2024-850

By: Darcy Barra
Darcy Novick Barra, Executor

Date: 8/13/25

STATE OF NY)

COUNTY OF Nassau)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, DARCY NOVICK BARRA, AS EXECUTOR OF THE ESTATE OF MARTIN NOVICK, SURROGATE'S COURT OF THE STATE OF NEW YORK FOR NASSAU COUNTY, PROBATE PROCEEDING, FILE NO. 2024-850, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she Executor under DARCY NOVICK BARRA, AS EXECUTOR OF THE ESTATE OF MARTIN NOVICK, SURROGATE'S COURT OF THE STATE OF NEW YORK FOR NASSAU COUNTY, PROBATE PROCEEDING, FILE NO. 2024-850, the maker, and is authorized as Executor for DARCY NOVICK BARRA, AS EXECUTOR OF THE ESTATE OF MARTIN NOVICK, SURROGATE'S COURT OF THE STATE OF NEW YORK FOR NASSAU COUNTY, PROBATE PROCEEDING, FILE NO. 2024-850, to execute this instrument on behalf of the maker.

WITNESS my hand and seal, at Office in Plainview, NY, 8/13/25, 2025.

Notary Public
My Commission Expires: ~~8/12~~ 08/1/26
FC

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 2026

Darcy Barra

DARCY NOVICK BARRA, Individually

Date: 8/13/25

STATE OF NY)

COUNTY OF Nassau)

Personally appeared before me, a Notary Public, DARCY BARRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of August 2025.

Notary Public

My Commission Expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 2026

LISA NOVICK

By: Darcy Barra
Darcy Novick Barra, Power of Attorney of record in ~~Book~~ * _____, page _____, Register's Office for Davidson County, Tennessee
* 20250815-0065222

STATE OF NY)

COUNTY OF Nassau)

On this 13 day of August 2025, before me personally appeared DARCY NOVICK BARRA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LISA NOVICK, acknowledged that she executed the same as the free act and deed of LISA NOVICK.

WITNESS my hand and seal, at Office in Plainview, New York, this 13 day of August 2025.

Notary Public
My Commission expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 20 26

TAMI NOVICK

By: Darcy Barra
Darcy Novick Barra, Power of Attorney of record in Book *_____, page _____, Register's Office for Davidson County, Tennessee
*20250815-0065221

STATE OF NY)

COUNTY OF Nassau)

On this 13 day of August 2025, before me personally appeared DARCY NOVICK BARRA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TAMI NOVICK, acknowledged that she executed the same as the free act and deed of TAMI NOVICK.

WITNESS my hand and seal, at Office in Plainview, New York, this 13 day of August 2025.

Notary Public
My Commission expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 2026

JOELLE KRAKOWER

By: Darcy Barra
Darcy Novick Barra, Power of Attorney of record in Book *_____, page _____, Register's Office for Davidson County, Tennessee
*20250815-0065223

STATE OF NY)

COUNTY OF Nassau)

On this 13 day of August 2025, before me personally appeared DARCY NOVICK BARRA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOELLE KRAKOWER, acknowledged that she executed the same as the free act and deed of JOELLE KRAKOWER.

WITNESS my hand and seal, at Office in Plainview, New York, this 13 day of August 2025.

Notary Public
My Commission expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 2026

NIKKI NOVICK

By: Darcy Barra
Darcy Novick Barra, Power of Attorney of record in Book * _____, page _____, Register's Office for Davidson County, Tennessee
* 20250815-0065224

STATE OF NY)

COUNTY OF Nassau)

On this 13 day of August 2025, before me personally appeared DARCY NOVICK BARRA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NIKKI NOVICK, acknowledged that she executed the same as the free act and deed of NIKKI NOVICK.

WITNESS my hand and seal, at Office in Plainview, New York, this 13 day of August 2025.

Notary Public
My Commission expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 2026

STATE OF NY)

COUNTY OF Nassau)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.

Darcy Barra
Affiant

Subscribed and sworn before me this 13 day of August 2025.

Notary Public
My Commission Expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 20 26

EXHIBIT A

Property description
Tax Map 81-11, Parcel 73

LAND IN THE 21ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY BUCHANAN STREET, ON THE EAST BY DR. D.B. TODD JR. BOULEVARD, SOUTH BY RESTORATION CONCEPTS, LLP., IN INSTRUMENT NUMBER 20151118-0117110, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND NATHANIEL WOODRUFF IN DEED BOOK 10843, PAGE 905, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ON THE WEST 21ST AVENUE NORTH;

COMMENCING AT THE INTERSECTION OF BUCHANAN STREET AND 21st AVENUE NORTH, THENCE IN A SOUTHEASTERLY DIRECTION 40 +/- FEET, TO AN IRON ROD SET AT THE SOUTHEAST INTERSECTION OF THE MARGIN OF THE TWO STREETS AND ALSO BEING THE POINT OF BEGINNING FOR HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY MARGIN OF BUCHANAN STREET, S 86°37'58" E A DISTANCE OF 174.75 FEET TO AN IRON ROD SET;

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.13 FEET, WITH A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF, S 51°52'57" E, WITH A CHORD LENGTH OF 11.40 FEET, TO AN IRON ROD SET IN THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD;

THENCE WITH THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD, S 17°07'56" E A DISTANCE OF 203.73 FEET TO AN IRON ROD SET AT THE NORTHEAST PROPERTY CORNER OF RESTORATION CONCEPTS, LLP., IN INSTRUMENT NUMBER 20151118-0117110, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD WITH RESTORATION CONCEPTS, LLP., NORTHERLY PROPERTY LINE, S 83°22'51" W A DISTANCE OF 101.18 FEET TO AN IRON ROD SET IN THE EASTERN PROPERTY LINE OF NATHANIEL WOODRUFF IN DEED BOOK 10843, PAGE 905, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF WOODRUFF, N 09°42'36" W A DISTANCE OF 30.00 FEET TO AN IRON ROD SET AT WOODRUFF NORTHEAST PROPERTY CORNER;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WOODRUFF, S 85°44'23" W A DISTANCE OF 105.70 FEET TO AN IRON ROD SET ON THE EASTERLY MARGIN OF 21ST AVENUE NORTH;

THENCE WITH THE EASTERLY MARGIN OF 21ST AVENUE NORTH, N 09°07'52" W A DISTANCE OF 204.53 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 39,211.99 SQUARE FEET, 0.900 ACRES;

BEING THE PROPERTY CONVEYED TO MARTIN NOVICK BY DEED OF RECORD IN INSTRUMENT NUMBER 20160503-0043313, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

BEING A SURVEY CONDUCTED BY DALE AND ASSOCIATES, IN JULY 28 2015, UNDER THE SUPERVISION OF STEVEN C. MATTHEWS A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, LICENSE NUMBER 2352

SEE AFFIDAVIT OF HEIRSHIP OF RECORD AS INSTRUMENT NUMBER 20250815-0065220 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.