This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1311251 DEEDQC
08/18/2025 10 11 13 AM 2 pgs
Fees $12 00 Taxes $0 00
20250818-0065573

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Robert A. Niconchuk & Marta Niconchuk, Trustees 821 Barrington Place Drive Brentwood, TN 37027-4391	SAME	171-04-0C-058.00

We, **ROBERT A. NICONCHUK AND MARTA J. NICONCHUK, HUSBAND AND WIFE,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **THE ROBERT AND MARTA NICONCHUK TRUST, DATED OCTOBER 18, 2022,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 as set forth in the Master Deed and Bylaws of Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument No. 20051025-0128696, as amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, P.U.D, Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert A. Niconchuk and Marta J. Niconchuk, husband and wife, by Warranty Deed from Julia E. Cantrell and Mary Jennifer Lutgens, Devisees of the Estate of Sylvia F. Cantrell, of record in Instrument No. 20210304-0027909, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 821 Barrington Place Drive, Brentwood, TN 37027-4391

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of August, 2025.

ROBERT A. NICONCHUK

MARTA J. NICONCHUK

STATE OF Massachusetts
COUNTY OF Essex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Niconchuk and Marta J. Niconchuk, the bargainors, 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 seal on this 7th day of August, 2025.

Notary Public

ANDREW MCCRACKEN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 6, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public