JAB

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1323399 DEEDQC
09/17/2025 11:58:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250917-0074246

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Yuliya Bednarchuk, married, and James Walsh, married, as tenants in common,** hereinafter called the **Grantor**, does hereby quitclaim unto **6049 Robin Hill LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Lot 32, Section "D" West Meade Village, as of record in Plat Book 4350, Page 130, in the Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Daniel K. Bregman and wife, Joanne Bregman by Warranty Deed from Robert H. Wickham, married of record in Book 9364, page 756, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 02, 1994.

Being the same property conveyed to Joanne Bregman by Quitclaim Deed from Daniel K. Bregman of record in Book 10764, page 186, Register's Office for Davidson County, Tennessee, dated December 09, 1997 and recorded on January 21, 1998.

Being the same property conveyed to Yuliya Bednarchuk, married, and James Walsh, married, as tenants in common, by Warranty Deed from Joanne Bregman and Daniel Bregman, wife and husband of record in Instrument No. 20240821-0064408 Register's Office for Davidson County, Tennessee, dated August 12, 2024 and recorded on August 21, 2024; as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20240826-0065483, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The intent of this Quitclaim Deed is to vest title to 6049 Robin Hill LLC, a Tennessee limited liability company.

This is improved property, known as: 6049 Robin Hill Road, Nashville, TN 37205.

WITNESS THE EXECUTION HEREOF this 15th day of ~~August~~ September, 2025.

Yuliya Bednarchuk

State of TN
County of DAVIDSON

On this 15th day of ~~August~~ September, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Yuliya Bednarchuk,** the bargainor(s), to me known (or proved to me on the basis of satisfactory ~~evidence~~) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

James Walsh

State of Illinois
County of Cook

On this 21 day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **James Walsh,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: March 9, 2027

Official Seal
ARIANA M BARTON
Notary Public, State of Illinois
Commission No. 968118
My Commission Expires March 9, 2027

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 15th day of September, 2025.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
6049 Robin Hill LLC 8512 Calistoga Way Brentwood, TN 37027	owner	115-12-0-104.00