[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1323514 DEEDQC
09/17/2025 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250917-0074393

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 17th day of September 2025.

Mary English Thomas
Notary Public
My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Alexandre Koumtchev and Natalia Koumtcheva, Trustee of the Alexandre Koumtchev and Natalia Koumtcheva Revocable Trust 6028 Brentwood Chase Drive Brentwood, TN 37027	Same	173-09-0-A-237.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Alexandre Koumtchev and Natalia Koumtcheva, husband and wife, as tenants by the entirety** (the "Grantors"), do hereby quitclaim and convey unto **Alexandre Koumtchev and Natalia Koumtcheva, Trustees under The Alexandre Koumtchev and Natalia Koumtcheva Joint Revocable Trust dated September 17, 2025**, (the "Grantee"), its heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Lenox Village, Revision to Lots 177 through 188, Phase E, a Planned Unit Development, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alexandre Koumtchev and Natalia Koumtcheva, husband and wife, as tenants by the entirety by Warranty Deed from Stanton D. Kirk and Debra L. Kirk, husband

and wife, of record in Instrument No. 20130724-0076651, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Instrument No. 20040726-0088981, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220; Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209; Instrument No. 20060120-0007914, Instrument No. 20060221-0020352; Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Register's Office for DAVIDSON County.

Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Register's Office for DAVIDSON County, Tennessee.

Ingress, Egress and Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822 0090889, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Instrument No. 20011112-0123853, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 200 I 0918-0100850, Instrument No. 20011106-0121932 and Instrument No. 20030923-0140666, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Book 7361, Page 230, Register's Office for DAVIDSON County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for Lenox Village Town Center contained in Instrument No. 20060612-0069716, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is Improved property, known as **8303 Saint Danasus Drive, Nashville TN 37211.**

This Trust ("The Alexandre Koumtchev and Natalia Koumtcheva Joint Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to a trust established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.
This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 17th DAY OF SEPTEMBER 2025.

Alexandre Koumtchev

Natalia Koumtcheva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Mary English Thomas, a Notary Public of said County and State, appeared **Alexandre Koumtchev** and **Natalia Koumtcheva**, 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, at Office in Nashville, Tennessee, this 17th day of September 2025.

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/6/2026

Certificate of Authenticity

I, **Michael S. Goode**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 17, 2025**.

Michael S Goode

Affiant Signature

9/17/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of September 2025.

Mary English Thomas

Notary's Signature

My Commission Expires: 7/6/2026
Date

Notary's Seal (if on paper)

