This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1326791 DEEDQC
09/25/2025 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076551

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Andrew J. Shookhoff and wife,
Eva Sochorova
2413 Oakland Avenue
Nashville, TN 37212

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
104 16 0 206.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, ANDREW J. SHOOKHOFF, a/k/a ANDREW SHOOKOFF, and EVA SOCHOROVA, a/k/a EVA NUZUM, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto ANDREW J. SHOOKHOFF AND wife, EVA SOCHOROVA, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County. Tennessee, being the northerly 50 feet of the easterly 115 feet of Lot No. 169 on the Belmont Land Company's Plan of lots called "Belmont Heights" as of record in Book 421, page 34, said Register's Office.
>
> Said part of said lot no. 169 fronts 50 feet on the west side of Oakland Street and runs back between parallel lines 115 feet to a dead line.
>
> Being the same property conveyed to Andrew Shookoff and Eva Nuzum by Warranty Deed dated April 18, 1978, from John L Brown and wife, Patty Brown of record in Book 5289, Page 196, Register's Office for Davidson County, Tennessee.
>
> Andrew Shookoff, named as a grantee in the deed in Book 5289, Page 196, is the same person as Andrew J. Shookhoff, the above-named Grantor. Eva Nuzum, named as a grantee in the deed in Book 5289, Page 196, is the same person as Eva Sochorova, the above-named Grantor.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 24th day of September, 2025.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 16 2026

This is improved property known as 2413 Oakland Avenue, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of September, 2025.

ANDREW J. SHOOKHOFF

EVA SOCHOROVA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW J. SHOOKHOFF and wife, EVA SOCHOROVA, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), being first duly sworn, who stated that the information in the above document is true and accurate. and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of September, 2025.

Notary Public

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 16

Certificate of Authenticity

I, Sarah Arick, 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 24, 2025.

Date: 09/25/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on September 25, 2025.

Notary Public: Falecher Outen My Commission Expires

