QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF December, 2025.

(Affix Seal) Notary Public

My Commission Expires: 10-24-28

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mariana Vasyltsova and Ryan Douglas Johnson	SAME	81-7-E-2.00
1918 16th Avenue North	24 Nickleby Court	
Nashville, TN 37208	Brentwood, TN 37027	

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/WE, Mariana Vasyltsova, a single woman,** hereinafter called the Grantor, have bargained, and sold, and do hereby Quitclaim and conveys all my/their right, title, and interest unto **Mariana Vasyltsova and Ryan Douglas Johnson, wife and husband**, hereinafter called the Grantee, his/her/their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in DAVIDSON COUNTY, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the plan of 1918 16th Avenue North Townhomes, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070927-0115002, amended in Instrument No. 20071207-0141611, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1918 16th Avenue North Townhomes, as shown as an attached Exhibit "A" of the Master Deed of record in aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Mariana Vasyltsova, a single woman by deed from New Level Community Development Corporation of record in Instrument No. 20250122-0004712, recorded on 01-22-2025, Register's Office for Davidson County, Tennessee.

Mariana Vasyltsova now married to Ryan Douglas Johnson who joins in this conveyance.

Karen Johnson Davidson County
Batch# 1352901 DEEDQC
12/02/2025 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251202-0095541

This is improved property known as: **1918 16th Avenue North, Nashville,TN 37208.**

Witness my hand this 1st day of December, 2025.

Mariana Vasyltsova

STATE OF **TN**
COUNTY OF Sumner

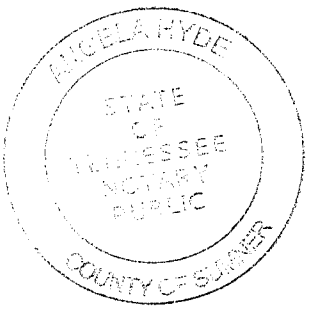
Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named, **Mariana Vasyltsova** , the bargainor(s), with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at:

County of Sumner, State of TN, this 1st day of December, 2025.

Notary Public

My Commission Expires: 10/24/28



Tennessee Certification of Electronic Document

I, Angel Hyde, 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 12-1-25 (date of document).

Angel Hyde
Affiant Signature

December 1, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of December, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4-22-29