Karen Johnson Davidson County
Batch# 1360298 DEEDQC
12/19/2025 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251219-0101109

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2028 Affiant Sworn to and subscribed before me this 17th day of December, 2025. Notary Public My Commission Expires: 09/20/2028 This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 17th day of December, 2025, among:

ALI GUSEYNOV, AND WIFE, LARISA Y. GUSEYNOVA,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GUSEYNOV FAMILY TRUST DATED DECEMBER 17, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 43 of The Woodlands Subdivision, Phase 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ali Guseynov, and wife, Larisa Y. Guseynova, by Warranty Deed from Westminster Homes, Inc. dated November 5, 1997, and recorded July 9, 1998, at Instrument No. 00010968-0000400, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 620 Magnolia Lane, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Ali Guseynov and Larisa Y. Guseynova.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ALI GUSEYNOV

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ali Guseynov**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2025.

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

LARISA Y. GUSEYNOVA

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Larisa Y. Guseynova**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2025.

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Owner Name & Property Address:

Guseynov Family Trust dated December 17, 2025
620 Magnolia Lane
Nashville, TN 37211

Responsible Party For Taxes:

Guseynov Family Trust dated December 17, 2025
620 Magnolia Lane
Nashville, TN 37211

Tax Map and Parcel: 172 03 0B 043.00

Certificate of Authenticity

I, Trent Linville, 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 12/17/25.

Date

T Linville

Affiant Signature

12/17/25

Date

State of Tennessee

County of Maury

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

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

