Karen Johnson Davidson County
Batch# 1360501 DEEDQC
12/22/2025 11:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251222-0101390

****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 6/3/26

JULIANNE CORNWELL-THOMPSON STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Olga Mamazova and Marina Mamazova
414 Rosedale Avenue, Apt. 111
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

Map/Parcel: 105 16 0C 046.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Olga Mamazova, an unmarried woman**, hereinafter called the Grantor, hereby quitclaims and conveys unto **E. Kirkham Gore III, Trustee**, hereinafter called the Trustee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

GRANTOR:

Olga Mamazova

And now, I, the said E. Kirkham Gore III, Trustee, do hereby convey, and forever quitclaim unto **Olga Mamazova, an unmarried woman, and Marina Mamazova, an unmarried woman**, hereinafter called the Grantee, the same property hereinabove described, to which reference is hereby made and set forth, as tenants in common, and it further being the intent of the parties that that an expressed right of survivorship be granted between them. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24th day of October, 2025.

TRUSTEE:

E. Kirkham Gore III, Trustee

[Grantor Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Olga Mamazova,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2025.

My Commission Expires: 6-27-26

Notary Public

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

[Trustee Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **E. Kirkham Gore III, Trustee,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24 day of October, 2025.

My Commission Expires: 6/3/28

Notary Public

JULIANNE CORNETT-THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414111, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of PARK AT MELROSE HEIGHTS, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for PARK AT MELROSE HEIGHTS, a Condominium Development of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231, Instrument No. 20160524-0051837 and Assignment of Declarant's Rights of record in Instrument No. 20151019-0106253, and Rules of Regulations of record in Instrument No. 20231115-0089095, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Element appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of PARK AT MELROSE HEIGHTS, a Condominium Development, for placement of Units, as shown on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Olga Mamazova, unmarried, by Warranty Deed from Kenneth S. Corbett, unmarried, of record in Instrument No. 20231130-0092431, in the Register's Office of Davidson County, Tennessee, dated November 28, 2023 and recorded on November 30, 2023.

Being the same property conveyed to Kenneth S. Corbett, unmarried, by Special Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, of record in Instrument No. 20161117-0121314, in the Register's Office of Davidson County, Tennessee, dated November 14, 2016 and recorded on November 17, 2016.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24 day of October, 2025.

K. Thomas Sidwell
Date: 12/18/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 18 day of December, 2025.

Notary Public
My Commission Expires: 1-01-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY