THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value for this transfer, whichever is greater, is $0.

Grantor

Sworn to and subscribed by me, this 24 day of March, 2026.

Notary Public
My commission expires: 3/9/2027

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson
Batch # 1398398
03/27/2026 08:18:32 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260327-0024279

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Vladimir & Olga Kravtsov,Tees	Same	131 6 0C 071.00
66 Ravenwood Hills Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, VLADIMIR KRAVTSOV and wife OLGA KRAVTSOV (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto VLADIMIR KRAVTSOV and OLGA KRAVTSOV, TRUSTEES OF THE VLADIMIR AND OLGA KRAVTSOV JOINT REVOCABLE TRUST DATED THE 24th OF MARCH, 2026, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 24 day of March, 2026.

VLADIMIR KRAVTSOV, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, VLADIMIR KRAVTSOV, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24 day of March, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

OLGA KRAVTSOV, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon a Notary Public of this County, OLGA KRAVTSOV, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24 day of March, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of (Revised) Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, page363, amended in Book 7451, page 43 and in Book 7147, page 421, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Schwalb and Allison S. Schwalb by deed of record in Book 9414, Page 53, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

Being the same property conveyed from John D. Schwalb, and wife Allison S. Schwalb, to Vladimir D. Kravtsov, and wife Olga O. Kravtsov, by deed dated March 30, 1999 and recorded in Book 11412, page 692, Register's Office for Davidson County.

The above legal description is the same as that contained in the previous deed of record.

Vladimir D. Kravtsov is the same person as Vladimir Kravtsov, and Olga O. Kravtsov is the same person as Olga O. Kravtsov.

This is improved property, known as: 66 Ravenwood Hills Circle, Nashville TN 37215.