AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 340598

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 118090280.00

Karen Johnson Davidson County
Batch# 1409934 DEEDQC
04/22/2026 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260422-0033460

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 6 day of MARCH, 2026, by and between **Jasmin Skopljak who erroneously took title as Jasmin Skopliak, a married man who acquired title as unmarried man, joined by spouse, Lauren Tinnin**, residing at 963 Draughon Avenue, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **Jasmin Skopljak and Lauren Tinnin, husband and wife, as tenants by the entirety,** residing at 963 Draughon Avenue, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 963 Draughon Avenue, Nashville, TN 37204

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/13/2024 under Instrument No. 20241213-0096928 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jasmin Skopljak who erroneously took title as Jasmin Skopliak

Jasmin Skopljak who erroneously took title as Jasmin Skopliak

Lauren Tinnin

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jasmin Skopljak who erroneously took title as Jasmin Skopliak and Lauren Tinnin**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee this 6 day of MARCH, 20 26.

Notary ~~Public~~

My Commission expires: 1/22/29

No title exam performed by the preparer. Legal description and party's names provided by the party.

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

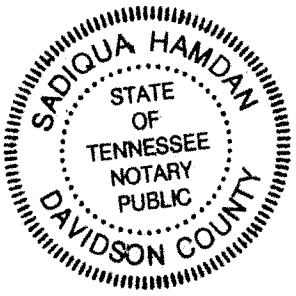
Affiant

Print Name: LAUREN TINNIN

STATE OF Tennessee
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 6 day of MARCH, 2026

Notary Public
My Commission Expires: 1/22/29



Name and address for person(s) responsible for taxes:

Jasmin Skopljak and Lauren Tinnin
963 Draughon Avenue
Nashville, TN 37204

Name and address of property owner:

Jasmin Skopljak and Lauren Tinnin
963 Draughon Avenue
Nashville, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No 6 on the PART OF NOEL'S ESTATE, YEARWOOD SUBDIVISION, of record in Plat Book 1424, Page 48, and amended in Book 1627, Page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel ID: 118090280.00

Property commonly known as: 963 Draughon Avenue, Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 3/6/2026 (date of document).

Affiant Signature

4/22/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22nd day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries