Karen Johnson Davidson County
Batch# 1413936 DEEDQC
04/30/2026 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260430-0038644

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Victoria Shirin

TO:

Victoria Shirin and
Masha A. Shirin

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 24 day of April, 2026, by **Victoria Shirin, a married woman** ("Grantor"), to **Masha A. Shirin, a married woman, and Victoria Shirin, a married woman, as joint tenants with rights of survivorship** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grantor does hereby quitclaim and convey unto Grantees, as joint tenants with rights of survivorship, all of Grantor's right, title, and interest** in a certain tract or parcel of land, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Fox Valley Subdivision, Phase 2 – Final Plat, of record in Instrument No. 20250923-0075765, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Victoria Shirin, a married woman, by Special Warranty Deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, dated April 10, 2026, and recorded on April 10, 2026, as Instrument No. 20260410-0029295, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

The subject property is not and has never been a marital residence of the Grantor.

This is improved property known as: **3245 Royal Hound Trail, Madison, TN 37115**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Victoria Shirin
Grantor

STATE OF New Jersey)
)
COUNTY OF Ocean)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Victoria Shirin**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24th day of April, 2026.

KAYLA BLAIR
Notary Public
State of New Jersey
My Commission Expires April 5, 2027
I.D.# 50190926

Notary Public

My Commission Expires: 04/05/2027

OATH OF CONSIDERATION

STATE OF New Jersey)
)
COUNTY OF Ocean)

The actual consideration for this transfer is: $0.00.

Subscribed and sworn to before
me, this 24th day of Apr., 2026.

Victoria Shirin
Affiant/Grantee

Notary Public
My Commission Expires: 04/05/2027

KAYLA BLAIR
Notary Public
State of New Jersey
My Commission Expires April 5, 2027
I.D.# 50190926

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Masha A. Shirin and Victoria Shirin 3245 Royal Hound Trail Madison, TN 37115	Same/Owner	3245 Royal Hound Trail Madison, TN 37115 052120B08500CO

Certificate of Authenticity

I, Ariel Joaquin, 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 April 24, 2026.

Affiant Signature

4.30.26
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
30th day of April, 2026.

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON