Karen Johnson Davidson County
Batch# 1414237 DEEDQC
05/01/2026 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260501-0038989

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARVIN G. MARCELLUS · TENNESSEE NOTARY PUBLIC · My Comm Exp. 05/08/2029 · COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 15 day of April, 2026. Notary Public My Commission Expires: 05/09/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Oleksandr Strozhemin 1118 Crater Hill Drive, Nashville, TN 37215	New Owner	144 02 0 017.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Crater Hill Asset Management, LLC** ("Grantor"), by these presents, does hereby quitclaim and convey unto **Oleksandr Strozhemin** and his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of CHICKERING HILLS, SECTION THREE, as of record in Book 2663, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Crater Hill Asset Management, LLC by Deed dated May 16, 2025 from 1118 Crater Hill Drive Trust, dated March 23, 2022, recorded May 16, 2025, in Instrument Number 202505160038900, in the Official Records of Davidson County, Tennessee.

This is improved property known as: **1118 Crater Hill Drive, Nashville, TN 37215**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Signature on Following Page]

Witness my hands this 15 day of April, 2026, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR: Crater Hill Asset Management, LLC

By: Oleksandr Strozhemin, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Oleksandr Strozhemin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **Crater Hill Asset Management, LLC**, the within named bargainer, a **Tennessee limited liability company** and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Member.

Witness my hand, at office, this 15 day of April, 2026

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 05/08/2029

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/1/2026** (date of document).

Affiant Signature

5/1/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **May**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

