Prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr., City Park II - Suite 290
Brentwood, TN 37027
NR-26-2384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 25 day of June, 2026.

Notary Public
My commission expires: 4-25-2029

Karen Johnson Davidson County
Batch# 1441022 DEEDQC
07/01/2026 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260701-0059620

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tatiana Yastrebova 1450 Finnland Drive Nashville, TN 37207	New Owner	041 06 0 039.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Tatiana Yastrebova and Igor Gukasov** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Tatiana Yastrebova a married woman**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land lying in Davidson County, Tennessee, being a portion of Lot 9 on the Plan of Skyline Subdivision, Section Two, as of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the North right of way margin of Finnland Drive, said point being North 89 degrees 52 minutes West 188.03 feet from the common corner of Lot Nos. 9 and 10 of said subdivision; thence with said margin North 89 degrees 52 minutes West 34.97 feet to an iron pin in concrete at the beginning of a curve having a radius of 325.00 feet; thence with said curve Southwesterly 177.91 feet to an iron pin at the common corner of Lot Nos. 8 and 9; thence leaving road, North 31 degrees 14 minutes West 55.15 feet to an iron pin in concrete; thence North 04 degrees 26 minutes East 448.00 feet to an iron pin in concrete; thence North 02 degrees 00 East 266.00 feet to a concrete monument at the Northwest corner of Lot No. 9; thence South 87 degrees 16 minutes East 190.96 feet to a point in the North boundary of said Lot No. 9; thence with a new line severing said Lot No. 9 South 00 degrees 08 minutes West 703.5 feet to the point of beginning, containing 3.5 acres, more or less.

There is an extension of the existing 50 foot roadway and utility easement being of record in Book 4283, Page 609, Register's Office for Davidson County, Tennessee, the said North margin of said easement begins at a point in the East boundary of Lot No. 9 of a point 212 feet Southerly from the Northeast corner of said lot and extends North 87 degrees 16 minutes West 188.04 feet to a point being in the East line of the above described 3.50 acres also being 212 feet Southerly from the North Boundary line of Lot No. 9 in Section Two of Skyline Subdivision.

Being the same property conveyed to Tatiana Yastrebova and Igor Gukasov, wife and husband, by deed from Gregory Matthew Chitwood, a single man, dated 07/28/2023 and recorded 07/28/2023 in Instrument Number 20230728-0058484, in the land records of Davidson County, TN.

This property is improved property known as 1450 Finnland Drive, Nashville, TN 37207.

Witness my hand this 25 day of June, 2026.

Igor Gukasov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Igor Gukasov** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25 day of June, 2026.

Notary
My Commission Expires: 4-25-2029

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/26.

Affiant Signature – Joshua A. Terry

6/30/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/30/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27