Karen Johnson Davidson County
Batch# 1459685 DEEDQC
08/14/2026 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260814-0076107

Prepared and Return to:
Amy Cross Nance Attorney At Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August,2026.

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Anastasia Dobretsova **1227 Bell Grimes Lane** **Nashville, TN 37207**	**Same**	**041-07-0-065**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Jackie Saturday, an unmarried man, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Anastasia Dobretsova, an unmarried woman, her heirs and/or assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 378 on the Plan of Bellshire Estates, Section "A", as shown by Plat of record in Plat Book 2331 Page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 378 front 102.0 feet on the Southerly side of Bell Lane and runs back 253.0 feet on the Westerly side and 279.7 feet on the Easterly side to a dead line in the rear on which it measures 105.5 feet.

Being the same property conveyed to Jackie Saturday, an unmarried man and Anastasia Dobretsova, an unmarried woman, as joint tenants with right of survivorship by deed from Sunni Brimsy, a married person of record in Instrument No. 20231027-0084268, Register's Office for Davidson County, Tennessee, and dated October 24, 2023.

This is improved property known as 1227 Bell Grimes Lane, Nashville, TN 37207

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of August, 2026.

Jackie Saturday

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie Saturday, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 12th day of August 2026

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance, 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 this 12th day of August 2026

Dated August 12, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 12th day of August, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL