Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jonathan Michael Novak and Cortney Lyn Novak, Co-Trustees 1011 Petway Avenue Nashville, TN 37206-3407	**083 01 0 231.00**	**SAME**

Karen Johnson
Batch # 1462850
08/24/2026 08:45:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260824-0078255

This instrument prepared by: Carter Shelton Jones, I
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Jonathan Novak and Cortney Novak, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Jonathan Michael Novak and Cortney Lyn Novak, Co-Trustees of the Novak Family Revocable Trust dated August 20, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1011 Petway Avenue, Nashville, TN 37206-3407.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 20th day of August, 2026.

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 20th day of August, 2026.

JONATHAN NOVAK

CORTNEY NOVAK

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 **Jonathan Novak and Cortney Novak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20th day of August, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Situated in the Civil District of Davidson County, Tennessee, and more particularly described as follows: Being Lot No. 25 on the plan of Petway's Subdivision of Lot No. 7 on the Hobson Property, as of record in Plat Book 2, Page 42, Chancery Court of Nashville.

Also included in this conveyance is the following Driveway Easement: Beginning at an iron rod in the North margin of Petway Avenue, same being the Southeast corner of Tract #1 (Lot #25) of the Opal Chambers property 0.284 acres) and the Southwest corner of Tract #2 (Lot #24) of the Opal Chambers property (0.283 acres); thence with said margin North 82 degrees 35' 00" East 5.00 feet to a point in said margin; thence leaving road with line severing said Tract #1 North 06 degrees 36' 52" East 100.00 feet to a point in the East boundary of said Tract #1; thence with line of said Tract #2 South 06 degrees 36' 52" West 100.00 feet to the point of beginning.

Subject to all Easements and Restrictions of record.

BEING the same property conveyed to Jonathan Novak and Cortney Novak, husband and wife (as tenants by the entirety) from Carol L. Bowers, an unmarried woman, by warranty deed filed for record on November 21, 2016, Instrument Number 20161121-0122805, as of record in the Register's Office for Davidson County, Tennessee.