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 0 186.00 083 01 0 187.00**	**SAME**

Karen Johnson
Batch # 1462850
08/24/2026 08:45:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260824-0078256

This instrument prepared by: Carter Shelton Jone
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 M. Novak and Cortney L. 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 unimproved property known as **0 Manila Avenue, Nashville, TN 37206**.

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
STATE OF TENNESSEE NOTARY PUBLIC
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 M. NOVAK

CORTNEY L. 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 M. Novak and Cortney L. 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:
08/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Tract I

Land in Davidson County, Tennessee, being Lot No. 28 and parts of Lots Nos. 29 and 30 on the James Burns' Subdivision as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Manila Avenue, at the corner of Lots Nos. 27 and 28; thence eastwardly, with the line between said two lots, 167 feet to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley, southwardly 166.3 feet to the northern margin of another alley; thence westwardly, along the northern margin of said last mentioned alley, 187 feet; thence northwardly in a straight line 117 feet to a point in the easterly margin of Manila Avenue at the corner of Lots Nos. 28 and 29; thence northeastwardly along the easterly margin of Manila Avenue, 54 feet, more or less, to the beginning.

Tract II

Land in Davidson County, Tennessee, being part of Lot Nos. 29 and 30 on the Plan of James Burns Subdivision, as of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of an alley at the Southwest corner of the property conveyed to Albert L. Feldkircher and wife, by Deed from E. P. Arnold and wife, of record in Book 609, Page 281, said Register's Office; thence with said Feldkircher's westerly line northwardly 117 feet, more or less, to the southeasterly margin of Burns Park Street (now closed); thence with said street southwestwardly to the southerly margin of said street 117 feet; thence around another curve southwardly to the easterly margin of Manila Avenue 33 feet; thence with said Avenue southwardly 34.5 feet to the northerly margin of said alley; thence with same eastwardly 116.5 feet, more or less, to the beginning; and part of the street that was closed by Metro. Ordinance Bill No. 64-327, Metro. County Clerk's Office.

This conveyance of the above described parcels of land are subject to the following: (1) The Plan of record in Book 421, Page 40, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement to the City of Nashville for a storm sewer of record in Book 3506, Page 12, Register's Office for Davidson County, Tennessee. (3) Easements retained in the Metro Ordinance No. 64-327, Metro. County Clerk's Office. (4) Conveyance of Easement for utilities of record in Book, 4833, Page 413, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jonathan M. Novak and Cortney L. Novak, husband and wife (as tenants by the entirety) from Thomas Lee Sanders, unmarried, by warranty deed filed for record on November 6, 2020, Instrument Number 20201106-0130508, as of record in the Register's Office for Davidson County, Tennessee.