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	**092 10 0H 012.00CO**	**SAME**

Karen Johnson
Batch # 1462850
08/24/2026 08:45:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260824-0078257

This instrument prepared by: Carter Shelton Jon
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 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 **2521 Clifton Ave., Nashville, TN 37209**.

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 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 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)

Land situated in Davidson County, Tennessee, being Unit 12, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156, amended at Instrument No. 20181228-0125893 and 20190220-0015516 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

This conveyance is subject to all restrictions, easements and planning documents of record.

BEING the same property conveyed to Jonathan M Novak and Cortney Novak, husband and wife (as tenants by the entirety) from CJ Clifton Partners, LLC, a Tennessee limited liability company, by special warranty deed filed for record on May 1, 2019, Instrument Number 20190501-0040603, as of record in the Register's Office for Davidson County, Tennessee.