Karen Johnson
Batch # 1463071
08/25/2026 10:30:31 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260825-0078596

This instrument prepared by:

Law Offices of Mark C. Leas
3600 American River Drive, Suite 147
Sacramento, California 95864

After recording, return to:

Valentina Maslov
6637 Holmes Lane
Carmichael, California 95608

Send tax bills to:

CMG Financial
3160 Crow Canyon Rd, Suite 400
San Ramon, CA 94583

Map–Parcel No.: 105-7-166.00

Property Address: 1304 Little Hamilton Avenue, Nashville, Tennessee 37203

TRANSFER TAX EXEMPTION: This conveyance is a transfer by the Grantor of an undivided fifty percent (50%) interest in real estate to a revocable living trust created by the same Grantor and is therefore EXEMPT from the Tennessee realty transfer tax under Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi). No oath of value is required, as the transaction is exempt from tax. Tenn. Code Ann. § 67-4-409(a)(1)(E).

WARRANTY DEED

(Transfer of Undivided One-Half Interest to Grantor's Revocable Living Trust)

FOR AND IN CONSIDERATION of the sum of no monetary consideration, this conveyance being a transfer without consideration made by the Grantor to the Grantor's own revocable living trust for estate-planning purposes, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor,

VALENTINA MASLOV, an unmarried person ("Grantor"),

has bargained and sold, and by these presents does hereby transfer, grant, bargain, sell, and convey unto

VALENTINA MASLOV, Trustee of the Valentina Trust Agreement dated August 2026, and her successors in trust ("Grantee"),

all of Grantor's right, title, and interest in and to the hereinafter-described real property, the same being an undivided fifty percent (50%) interest in and to that certain tract or parcel of land lying and being situated in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 8 in Block "A", on the plan of a Subdivision of Block "A" and "D" Merritt Property, as of record in Book 421, page 153, Register's Office for Davidson County, Tennessee.

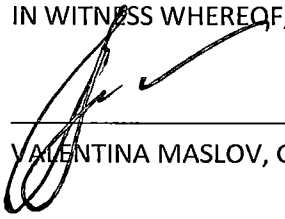
DERIVATION OF TITLE: Being a portion of the same property conveyed to Dan V. Maslov, unmarried, and Valentina Maslov, unmarried, by Warranty Deed from Martiez Cordell Bright, unmarried, dated August 23, 2017, and of record as Instrument No. 20170913-0093497, Register's Office for Davidson County, Tennessee. By this instrument, Grantor conveys only her undivided fifty percent (50%) interest in the property to Grantee. The undivided fifty percent (50%) interest of Dan V. Maslov is not affected by and is expressly excepted from this conveyance.

Property Classification and Address: This improved property is known **as** 1304 Little Hamilton Avenue, Nashville, Tennessee 37203.

This conveyance is made subject to: current year taxes, which are prorated and assumed by Grantee; all applicable restrictions, easements, setback lines, and other matters appearing on the recorded plat and of record in the Register's Office for Davidson County, Tennessee; and all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the said undivided one-half (1/2) interest in the aforesaid tract or parcel of land, with all the appurtenances, estate, title, and interest thereto belonging, unto Grantee and Grantee's successors in trust and assigns forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said interest in said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth above; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives to warrant and forever defend the title to said undivided one-half (1/2) interest unto Grantee and Grantee's successors in trust and assigns against the lawful claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this 11 day of August 2026.



VALENTINA MASLOV, Grantor

ACKNOWLEDGMENT

Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Sacramento)

On August 11, 2026, before me, Catherine Ann Miller, Notary Public, personally appeared **Valentina Maslov,** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CATHERINE ANN MILLER
Notary Public - California
Sacramento County
Commission # 2461011
My Comm. Expires Aug 26, 2027

Catherine Ann Miller
Notary Public

Certificate of Authenticity

I, **Mark C. Leas**, do hereby make an 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 August 11, 2026.

Date: August 11, 2026

Mark C. Leas, Attorney at Law

A notary public or other officer completing this certificate verifies only the identity of the individual who signed this document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
)
County of Sacramento)

Subscribed and sworn to (or affirmed) before me on August 11, 2026, by Mark C. Leas, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

CATHERINE ANN MILLER
Notary Public - California
Sacramento County
Commission # 2461011
My Comm. Expires Aug 26, 2027

Catherine Ann Miller, Notary Public