QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1482419 DEEDQC
10/08/2026 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261008-0092476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Ridge Holdings, LLC	**SAME AS NEW OWNER**	
(NAME) **963 Wateredge Pl.**	(NAME)	**107-05-0B-213.00**
(ADDRESS) **Hewlett, NY 11557**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **EKATERINA ARONOV, AN UNMARRIED WOMAN, AND DMITRY ORIN, AN UNMARRIED MAN**, ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **NASHVILLE RIDGE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 213, ON THE PLAN OF ADDITION TO FIVE OAKS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 5200, PAGE 456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO EKATERINA ARONOV, AN UNMARRIED WOMAN, AND DMITRY ORIN, AN UNMARRIED MAN, BY WARRANTY DEED FROM GALACTIC INFILL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20221205-0126493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 213 OAK GROVE DRIVE, NASHVILLE, TN 37217 (FOR INFORMATIONAL PURPOSES ONLY).

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION, SAID DESCRIPTION BEING USED FROM THE LAST DEED OF RECORD. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature page to follow.]

[SIGNATURE PAGE OF QUITCLAIM DEED.]

Witness our hands this the 2nd day of October, 2026.

EKATERINA ARONOV

DMITRY ORIN

STATE OF NY
COUNTY OF Kings

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, **Ekaterina Aronov and Dmitry Orin**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2026.

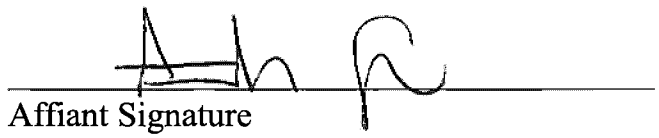
Notary Signature
My commission expires: 08/22/2028

ROSE KHIZGILOVA
Notary Public, State of New York
No. 01KH6346988
Qualified in Kings County
Commission Expires 08/22/2024
08/22/2028

Certificate of Authenticity

I, Andrew Suzave, 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 October 2, 2026.

Date



Affiant Signature

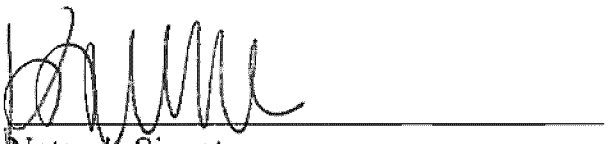
October 5, 2026

Date

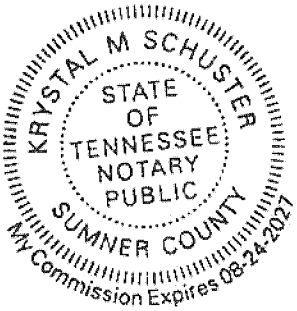
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2026.



Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)