(2)

File No. 251201345

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/29/05 14:32 2 pgs
Fees:12.00 Taxes:0.00
20051229-0156300

STATE OF
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant - President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: . 11/ (AFFIX SEAL)

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Andrei Apruda	Andrei Apruda	136-15-0-A-014.00-CO
(NAME) 3405 Anderson Rd. 126	(NAME) 8472 Dalmas Hill Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STONE STEPS REALTY, INC., HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO ANDREI APRUDA, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14, Unit 126, on the Plan of Watercrest Townhomes, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for particular description.

Being the same property conveyed to Stone Steps Realty, Inc. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument No. 20051229-0156299, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, a lien now due and payable.

Taxes for the year 2006, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 8250, Page 888, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10788, Page 553 and in Book 11158, Page 931,

Charter of Homeowner's Association as shown of record in Book 10788, Page 546, Register's Office for said County.

Deed to Homeowner's Association of record in Instrument No. 200002220017014.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3405 Anderson Rd. 126, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 29th day of December, 2005.

Stone Steps Realty, Inc.

By: _____ - President
Jeff Carneal

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Carneal with whom I am personally acquainted and who upon his oath acknowledged himself to be the Jeff Carneal of Stone Steps Realty, Inc. the within named bargainer, a corporation, and that, Jeff Carneal as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Jeff Carneal as such President.

Witness my hand at office this 29th day of December, 2005.

Commission expires:
11/6/08

_____
Notary Public

File Number: [redacted]1345

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/6/2005