This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: **43-14-B-25 CO**

Davidson County DEEDQC
Recvd: 03/03/09 16:10 2 pgs
Fees:12.00 Taxes:0.00
20090303-0018957

QUITCLAIM DEED

*****This Instrument was prepared without the benefit of a title examination. The preparer makes no claims as to the accuracy of title.**

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantors, the receipt and sufficiency of which is hereby acknowledged, **Samantha Andreev and Anton Andreev** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Samantha Andreev,** the Grantees herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot 25, LANIER PARK, PHASE ONE Planned Unit Development, as shown on plat of record in Instrument No. 20021022-0129511, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samantha Andreev and Anton Andreev, married, by Quitclaim deed from Samantha Corbitt, of record in Document Number 20080512-0048919, Register's Office for Davidson County, Tennessee.

Property Address: **2304 Franco Road, Madison, TN 37115**

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Samantha Andreev

Anton Andreev

STATE OF Tennessee

COUNTY OF Davidson

I, Tonya Margarone, a Notary Public of the County and State first above written, do hereby certify that **Samantha Andreev** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of January, 2009 ~~2008~~.

Notary Public

My Commission Expires: 11/7/2011

SEAL

TONYA MARGARONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

I, Granvisse L. Earl, a Notary Public of the County and State first above written, do hereby certify that **Anton Andreev** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of January, 2009.

Notary Public

My Commission Expires: My Commission Expires: January 24, 2009

GRANVISSE L. EARL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Subscribed and sworn to before me, this 6th day of January 2009.

GRANVISSE L. EARL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ANTON ANDREEV
Affiant

Notary Public

My Commission Expires: My Commission Expires: January 24, 2009

New Owner:
Samantha Andreev
2304 Franco Road
Madison, TN 37115

Send Tax Bills to:
NEW OWNER