BILL GARRETT, Davidson County
Trans:T20090075228 DEEDQC
Recvd: 11/04/09 09:34 2 pgs
Fees:12.00 Taxes:0.00
20091104-0101830

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Viktor S. Lemollari, by these presents do hereby quitclaim and convey to Viktor S. Lemollari and Zybe Potka, as joint tenants with right of survivorship, all of my right, title, life estate and interest in and to the following described tract of land to wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two, of record in Plat Book 9700, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Viktor S. Lemollari by Quitclaim Deed from Mary A. Noonan, recorded in Instrument No. 20090921-0087880, Register's Office for Davidson County, Tennessee.

Source of legal description is from existing documents. No new survey was done.

This instrument is subject to any and all restrictions, covenants, conditions, and building setback lines of record.

This is improved property is known as 105 Rivers Edge Court, Nashville, TN 37214.

WITNESS my hand and seal on this 3rd day of November, 2009.

Viktor Lemollari

Viktor S. Lemollari

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 Viktor S. Lemollari, the bargainor with whom I am personally acquainted or satisfactorily proven, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2009.

My commission expires:

Notary Public

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer ~~is $ 0-~~ which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 3rd day of November, 2009.

My commission expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Notary Public

ADDRESS OF NEW OWNERS:
Viktor S. Lemollari
105 Rivers Edge Court
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

Map/Parcel:
85-12-A-6

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED.