QUITCLAIM DEED

DENISE EBRIGHT
MY COMMISSION # DD807392
EXPIRES July 20, 2012
(407) 398-0153 FloridaNotaryService.com

STATE OF Fl)
COUNTY OF Hillsborough
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.
Zhanna Nikitina
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF January, 2010
Denis Ebright
NOTARY PUBLIC
My Commission expires: 7/20/12

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1815 Division Street, Suite 203, Nashville, TN 37203

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Zhanna Nikitina	Same	133 15 0 149
(NAME)	(NAME)	
313 Foxglove Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dimitry Shamootin, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Zhanna Nikitina,

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Neal Subdivision Revised, of record as Plat Book 8250, page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DIMITRY SHAMOOTIN, by deed from MARK O. NEAL and wife, LISA J. NEAL, of record as Book 11376, page 695, dated March 4, 1999, said Register's Office. Being further conveyed to ZHANNA NIKITINA by DIMITRY SHAMOOTIN by deed of record as Instrument No. 20010830-0094026, dated August 15, 2001, said Register's Office. Being still further conveyed to IVAN NIKITIN and wife, ZHANNA NIKITINA and son, DIMITRY SHAMOOTIN by deed of record as Instrument No. 20030812-0115132, dated June 25, 2003, said Register's Office.

This is Unimproved ( ) improved (X) property, known as: **313 Foxglove Drive** (House Number) (Street) **Nashville, TN 37211** (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of January 2010.

BILL GARRETT, Davidson County
Trans:T20100009420 DEEDQC
Recvd: 02/17/10 10:15 2 pgs
Fees:12.00 Taxes:0.00
20100217-0012035

D. Shamootin
Dimitry Shamootin

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF FL)
County of Hillsborough)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dimitry Shamootin, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of January 2010

My Commission expires:
7/20/12

Notary Public

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MY COMMISSION # DD807392
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STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

_____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

_____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public