BILL GARRETT, Davidson County
Trans:T20100009676 DEEDQC
Recvd: 02/18/10 10:29 2 pgs
Fees:12.00 Taxes:0.00
20100218-0012310

THIS INSTRUMENT PREPARED BY:
T. Derryberry
PO Box 3112
Brentwood, TN 37027
File Number: 0910262
This instrument was prepared from information provided by the parties.
No Warranties are made by the Drafter.

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP. GROUP. PARCEL.**
Tatiana Yastrebova 7001 Somerset Farms Cir Nashville, TN 37221	New Owners	141070B13000CO

QUITCLAIM DEED

WHEREAS: **Igor Gukasov** , ("Grantor") and **Tatiana Yastrebova** ("Grantee") were married as husband and wife and owned a certain tract of land in DAVIDSON County, Tennessee; and

WHEREAS: pursuant to the Final Decree of Divorce and the Marital Separation and Property Settlement Agreement entered by and between the parties dated January 27th, 2010 and filed with the Court under **Tatiana Yastrebova v. Igor Gukasov; Docket No.: 09 D 2637** in the Fourth Circuit Court of Davidson County, at Nashville, Tennessee Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS: said Decree of Divorce is now final;

and

WHEREAS: in said Divorce Decree, the Court approved

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by Grantees, the receipt of which is hereby acknowledged, I, **Igor Gukasov**, Grantor(s), by these presents, do hereby quitclaim and convey unto **Tatiana Yastrebova** Grantee(s), her successors and assigns all of my right, title and interest in and to the following described property in **DAVIDSON** County, in the State of **Tennessee** described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 160 on the Plan of First Revision of Somerset Farms, Section 4, Phase 2, of record in Plat Book 9700, Page 565, Register's Office for Davidson County, Tennessee.

Said Lot No. 160 which is a corner lot, fronts 52.99 feet on the southerly margin of Somerset Farms Circle and fronts 50.00 feet on the westerly margin of Somersby Court, said frontages being joined by a curve having a length of 36.85 feet, and extends back 83.21 feet on the westerly line and 87.94 feet on the southerly line, to a point of intersection.

BEING that same property conveyed to Igor Gukasov and spouse Tatiana Yastrebova by Warranty Deed from Paul J. Martens and spouse Emily E. Martens, dated February 28th, 2006 and recorded on March 3, 2006 of record at Instrument No. 20060303-0025115, Register's Office for Davidson County, Tennessee.

Commonly known as: 7001 Somerset Farms Cir, Nashville, TN 37221

IGOR GUKASOV

IN WITNESS WHEREOF, the Grantor Igor Gukasov has executed this quitclaim deed to Tatiana Yastrebova, this 10th day of February, 2010.

IGOR GUKASOV

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

Personally appeared before me, a Notary Public in and for said County and State, Igor Gukasov, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 10th day of February, 2010.

Notary Public – Tamilyn Derryberry
My Commission expires: 5/2/2010

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

I CERTIFY that this transfer is made in accordance with terms and provisions of a Final Divorce Decree and Marital Dissolution Agreement executed between the parties in a divorce action filed in the Fourth Circuit Court for DAVIDSON County, Tennessee, Docket Number 09 D 2637, and for no other consideration.

Affiant – Tatiana Yastrebova

Sworn and subscribed before me this 10th day of February, 2010.

Notary Public – Tamilyn Derryberry
My Commission expires: 5/2/2010

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY