Davidson County DEEDQC
Recvd: 06/07/11 09:10 6 pgs
Fees:32.00 Taxes:0.00
20110607-0043438

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 22 day of January, 2011, by and between **Mate Sztipanovits, a single person, and Janos Sztipanovits and Agnes Sztipanovits, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **Mate Sztipanovits, a single person,** whose tax mailing address is 3000 Vanderbilt Place Unit 239, Nashville, Tennessee 37212, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 239 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same parcel conveyed to Mate Sztipanovits, Janos Sztipanovits and Agnes Sztipanovits from Bristol West End Ventures, Inc., a Tennessee Corporation, by virtue of a deed dated 2/9/2008, recorded 3/3/2008, as Instrument No. 20080303-0020982 County of Davidson, State of Tennessee.

Assessor's Parcel No: 104024B23900CO

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.



Mate Sztipanovits

Janos Sztipanovits

Agnes Sztipanovits

GRANTORS

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 22 day of January, 2011, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Mate Sztipanovits.

Notary Public
My Commission Expires:



STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 22 day of January, 2011, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Janos Sztipanovits and Agnes Sztipanovits.

JAMES HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. Sept. 09, 2013
DAVIDSON COUNTY

Notary Public
My Commission Expires:

THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $10.00, to the best of the Grantors' knowledge, information and belief.

JAMES HARVEY
NOTARY PUBLIC
DAVIDSON COUNTY

Mate Sztipanovits

Janos Sztipanovits

Agnes Sztipanovits

GRANTORS

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 22 day of January, 2011, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Mate Sztipanovits. Mate Sztipanovits

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 22 day of January, 2011, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Janos Sztipanovits and Agnes Sztipanovits.

Notary Public
My Commission Expires:

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Mate Sztipanovits
3000 Vanderbilt Place Unit 239, Nashville, Tennessee 37212

Property Owner and Address:
Mate Sztipanovits
3000 Vanderbilt Place Unit 239, Nashville, Tennessee 37212

This instrument prepared without title examination by:
GEORGE O. PEARSON, ESQ.
1795 Alysheba Way, Suite 2101
Lexington, KY 40509
(859) 263-0005

Order No.: **9597716**
Loan No.: 0269637039

Exhibit A

The following described property:

A certain condominium located in Davidson County, Tennessee, being Unit No. 239 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same parcel conveyed to Mate Sztipanovits, Janos Sztipanovits and Agnes Sztipanovits from Bristol West End Ventures, Inc., a Tennessee Corporation, by virtue of a deed dated 2/9/2008, recorded 3/3/2008, as Instrument No. 20080303-0020982 County of Davidson, State of Tennessee.

Assessor's Parcel No: 104024B23900CO

True Copy Certification

I, Bridget Conto, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bridget Conto
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L. Tate a notary public for this county and state, Bridget Conto who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L. Tate
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ronna L. Tate, Notary Public
Moon Twp., Allegheny County
My Commission Expires May 10, 2012
Member Pennsylvania Association of Notaries