Davidson County	DEEDQC
Recvd: 07/18/12 12:35	5 pgs
Fees:27.00 Taxes:0.00	
20120718-0063165	

QUITCLAIM DEED

MAIL RECORDED DEED TO:	**OWNER (SEND TAX BILLS TO):**
ALEXANDER CHERNOWITZ PEGAH KADIVAR CHERNOWITZ 700-12TH AVENUE, UNIT R 1012 NASHVILLE, TN 37203	ALEXANDER CHERNOWITZ PEGAH KADIVAR CHERNOWITZ 700-12TH AVENUE, UNIT R 1012 NASHVILLE, TN 37203

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ALEXANDER CHERNOWITZ, who took title as an unmarried man, joined by his spouse, PEGAH KADIVAR CHERNOWITZ (herein, "Grantor"), whose address is 700-12th Avenue, Unit R 1012, Nashville, TN 37203, hereby bargains, sells, remises, releases, quit claims and conveys to ALEXANDER CHERNOWITZ and PEGAH KADIVAR CHERNOWITZ, husband and wife, as tenants by the entireties, (herein, "Grantee"), whose address is 700-12th Avenue, Unit R 1012, Nashville, TN 37203, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 700-12th Avenue, Unit R 1012, Nashville, TN 37203

WITNESS my hand and seal this 20th day of December, 2011.

PIN NO: 93-13-D/98.00C

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Property address: 700-12th Avenue, Unit R 1012, Nashville, TN 37203

GRANTOR:

Alexander Chernowitz

Pegah Kadivar Chernowitz

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alexander Chernowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2011.

NATHAN WAYNE JONES
STATE OF TENNESSEE NOTARY REPUBLIC
WILLIAMSON COUNTY

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/27/2015

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Pegah Kadivar Chernowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2011.

NATHAN WAYNE JONES
STATE OF TENNESSEE NOTARY REPUBLIC
WILLIAMSON COUNTY

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/27/2015

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

Property address: 700-12th Avenue, Unit R 1012, Nashville, TN 37203

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
Alexander Chernowitz

Subscribed and sworn to under oath before me, this 20th day of December, 2011.

[Affix Notary Seal]

NATHANIEL JONES
STATE
OF
TENNESSEE
NOTARY
REPUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/27/2015

Property address: 700-12th Avenue, Unit R 1012, Nashville, TN 37203

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. R 1012, OF TERRAZZO, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS APPENDED THERETO OF RECORD IN INSTRUMENT NO. 20081223-0122167, AS AMENDED BY INSTRUMENT NO. 20090213-0012915, INSTRUMENT NO. 20090316-0023301, INSTRUMENT NO. 20090325-0026808 AND INSTRUMENT NO. 20090827-0080784, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT DESCRIBED IN SAID MASTER DEED AND BY-LAWS. REFERENCE IS HEREBY MADE TO THE PLAN FOR TERRAZZO CONDOMINIUMS OF RECORD IN INSTRUMENT 20081223-0122167, AT EXHIBIT B, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 93-13-D/98.00C

Commonly known as 700 12th Avenue South #1012, Nashville, TN 37203

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20091221-0116080, on December 21, 2009.

PIN NO: 93-13-D/98.00C

STREET ADDRESS:

700-12th Avenue, Unit R 1012, Nashville, TN 37203

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

11-34351 (lb)

Property address: 700-12th Avenue, Unit R 1012, Nashville, TN 37203

PKe

True Copy Certification

I, Ashley N. READY, 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.

Signature

State of MISSISSIPPI

County of HANCOCK

Personally appeared before me, April D. Price, a notary public for this county and state, Ashley N. Ready who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: June 22, 2015

Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 89788
APRIL D. PRICE
Commission Expires
June 22, 2015
HANCOCK COUNTY