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Davidson County DEEDQC
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20121204-0111148

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
142 16 OC 050.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 29th day of November, 2012, by and between ANDRE I. ZAVALIN, WHO TOOK TITLE AS ANDREY I. ZAVALIN AND ELENA V. ZAVALIN, HUSBAND AND WIFE, 104 GLENWAY COURT, NASHVILLE, TN 37221 hereinafter referred to as Grantor(s) and ANDRE I. ZAVALIN AND ELENA V. ZAVALIN, HUSBAND AND WIFE, 104 GLENWAY COURT, NASHVILLE, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 104 GLENWAY COURT, NASHVILLE, TN 37221
Property Tax ID No.: 142 16 OC 050.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO 20050713-0081354 , Recorded: 07/13/2005

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 142 16 OC 050.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Andre I. Zavalin
ANDRE I. ZAVALIN, WHO TOOK TITLE AS
ANDREY I. ZAVALIN

ELENA ZAVALIN
ELENA V. ZAVALIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Andre I. Zavalin, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 29 day of November, 2012

Sharon J. Buhlig
Notary Public
Commission expires: 3-4-2013

SHARON J. BUHLIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Elena V. Zavalin, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 29 day of November, 2012.

Sharon J. Buhlig
Notary Public
Commission expires: 3-4-2013

SHARON J. BUHLIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

Andre I. Zavalin
Affiant

Subscribed and sworn to before me this 29 day of November 2012.

Sharon J. Buhlig
Notary Public
Commission Expires 3-4-2013

SHARON J. BUHLIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Name and address for person(s) responsible for taxes:

ANDRE I. ZAVALIN AND ELENA V. ZAVALIN
104 GLENWAY COURT
NASHVILLE, TN 37221

Name and address of property owner:

ANDRE I. ZAVALIN AND ELENA V. ZAVALIN
104 GLENWAY COURT
NASHVILLE, TN 37221

EXHIBIT A, PROPERTY DESCRIPTION

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 07/08/2005 AND RECORDED 07/13/2005 AS INSTRUMENT NUMBER 20050713-0081354 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT 16 ON THE PLAN FINAL PLAT DEVON GLEN, PHASE 1, OF RECORD IN PLAT BOOK 7900, PAGE 562 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO ANDREY I. ZAVALIN AND ELENA V. ZAVALIN WIFE FROM SEAN LEWIS AND YOLANDA CHAVEZ LEWIS WIFE IN DEED DATED 07/08/2005 RECORDED 07/13/2005 INSTRUMENT NUMBER 2005713-0081354, IN DAVIDSON COUNTY RECORDS.

PARCEL NO. 142 16 OC 050.00

COMMONLY KNOWN AS:
104 GLENWAY CT, NASHVILLE, TN 37221

True Copy Certification

I, Michael Lynch, 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.

Michael Lynch
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Janet Mcgraw Bonenberger], a notary public for this county and state, [Michael Lynch] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janet McGraw Bonenberger, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 9, 2014
Member, Pennsylvania Association of Notaries

Janet McGraw Bonenberger
Notary's Signature

My Commission Expires: September 9, 2014
Notary' Seal (if on paper)