THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Associates Title Agency, Inc.
673 Mohawk Street, Suite 305
Columbus, Ohio 43206
Telephone: 614-222-2123
Fax: 614-222-2535
File No. 128658

(1)

Davidson County DEEDQC
Recvd: 12/17/12 13:06 4 pgs
Fees:22.00 Taxes:0.00
20121217-0116014

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# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ADRIAN OMELJANCUK, Unmarried**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **ANATOLIJ OMELJANCUK, Married, and VLADIMIR OMELJANCUK, Unmarried**, hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 99 on the Plan of **The Estates of Hickory Woods,** of record in Instrument No 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Parcel ID: 176-01-0A-099.00

Commonly known as 7009 Hickory Pass Lane, Antioch, Tennessee 37013

**THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by prior grantors, if any, which were reserved.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. In particular Restrictive Covenants recorded in Deed Book 549, page 1229.

CHAIN OF TITLE: Being the same property conveyed by deed from Michelle L. Jacklin and Ralph B. Jacklin to Anatolij Omeljancuk and Adrian Omeljancuk and Vladimir Omeljancuk, dated 9/4/2007, filed 9/10/2007 in Instrument No. 20070910-0108126, Land Records, Davidson County, Tennessee.

WITNESS Grantor's hand this 26th day of November, 2012.

_____
Witness

A. Omeljancuk {SEAL}
**ADRIAN OMELJANCUK**

STATE OF TENNESSEE
COUNTY OF Davidson, SS:

On this the 26th day of November, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared **ADRIAN OMELJANCUK, Unmarried,** known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed.

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

_____
Notary Public

My Commission expires: 05-05-15

**Person or Agency responsible for taxes:**
Anatolij Omeljancuk and Vladimir Omeljancuk,
7009 Hickory Pass Lane
Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: A. Clendenen

Subscribed and sworn to before me this 26th day of November, 2012.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

True Copy Certification

I, Melissa Appleby, do hereby make that I am a 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 the law.

Melissa Appleby

Melissa Appleby

State of Maryland

County of Baltimore

Personally appeared before me, Kate Rezek, a notary for Harford County, State of Maryland, Melissa Appleby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Notary Signature

My Commission expires:

KATE REZEK
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 20, 2013