This Instrument prepared by
and after recording return to:
Rachel C. Nelley, Esq.
Farris Bobango, PLC
618 Church Street, Suite 300
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 03/06/14 08:22 3 pgs
Fees:17.00 Taxes:0.00
20140306-0018703

# QUITCLAIM DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| **Yelena and Rudolf Musayelyan**<br>**5120 Colemont Drive**<br>**Antioch, TN 37013** | **(Same)** | **162 02 0 169.00** |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Yelena Musayelyan and Rudolf Musayelyan** (the "Grantors") by these presents do hereby quitclaim and convey a two-third (2/3) undivided interest to **Yelena Musayelyan** and a one-third (1/3) undivided interest to **Rudolf Musayelyan** as joint tenants with right of survivorship (the "Grantees"), their heirs, successors and assigns right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee being Lot 25 on the plan of Fair Oaks of record in Book 4175, pages 42 and 43 in the Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Nelli Musayelyan, Yelena Musayelyan and Rudolf Musayelyan by Quitclaim Deed dated November 28, 2006 from Nelli Musayelyan and Yelena Musayelyan of record as Instrument No. 20061129-0147243 in the Register's Office for Davidson County, Tennessee. The said Nelli Musayelyan having since died intestate in Davidson County, Tennessee on January 28, 2014.

This is improved property commonly known as: **5120 Colemont Drive, Antioch, Tennessee 37013.** Said property is conveyed subject to any and all such easements, limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 24 day of February, 2014 the bargaining party, having caused our names to be signed hereto on said day and date.

YELENA MUSAYELYAN

RUDOLF MUSAYELYAN

OLGA V. GRIFFITHS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee )
)
COUNTY OF Davidson )

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

Witness my hand, at office, this 24 day of February, 2014.

Notary Public
My commission expires: MY COMMISSION EXPIRES: September 11, 2017

STATE OF Tennessee )
)
COUNTY OF Davidson )

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

Witness my hand, at office, this 24 day of February, 2014.

Notary Public
My commission expires: MY COMMISSION EXPIRES: September 11, 2017

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration or value whichever is greater, for this transfer is $ -0-

OLGA V. GRIFFITHS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 24 day of February, 2014.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 11, 2017

**Certificate of Authenticity**

I, **Rachel C. Nelley,** 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.

Rachel C. Nelley
Signature

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **Rachel C. Nelley**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 4th day of March, 2014.

Kimberly P. Hurst
Notary

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

MY COMMISSION EXPIRES: March 3, 2015