QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140065744 DEEDQC
Recvd: 09/04/14 10:22 2 pgs
Fees:12.00 Taxes:0.00

20140904-0080863

B-JE-13-2812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Khazanov (NAME)	New owner (NAME)	
PO Box 159342 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	092-06-0-189.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN H. ELDRIDGE, III, MARRIED,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JENNIFER KHAZANOV, MARRIED,** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

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

Being Lots Nos. 1 and 2 of the Block in the rear of Block "C" on the Map of Fisk University Subdivision, as of record in Book 421, page 4 and 5, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Batavia, formerly Zollicoffer Street at the common corner of Lots Nos. 2 and 3 of said Block, being the southeast corner of the property conveyed to Thomas Wade and wife by deed from Richard Holt and wife, as of record in Book 1714, page 2, said Register's Office said point lying easterly 216 feet along the northerly margin of Batavia Street from the northeast corner of the intersection of Batavia Street and 30th Avenue North, formerly Howard Street; thence with the line between said lots Nos. 2 and 3 northerly 177 feet to the southerly margin of an alley; thence with the southerly margin of said alley easterly 57 feet to the rear common corner of said lot No. 1 and Lot No. 5 on the plan of Adam Young lots, as of record in Book 57, page 81, said Register's Office; thence with the line between said lots Nos. 1 and 5 southerly 177 feet to the northerly margin of Batavia Street; thence with the northerly margin of Batavia Street westerly 57 feet to the beginning.

Included in the above description, but excluded therefrom is the property conveyed to the State of Tennessee by Deed of record in 4104, page 170, Register's Office for Davidson County, Tennessee, described as follows:

Being Lots Nos. 1 and 2 of the Block in the rear of Block "C" on the map of Fisk University Subdivision, as of record in Book 421, page 4 and 5, Register's Office for Davidson County, Tennessee. Beginning at a point in the southerly margin of an alley, said point being the common corner between Lots 2 and 3 on the map of Fisk University Subdivision, as of record in Book 421, page 4 and 5, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said alley and the northerly boundary of Lots 1 and 2 in the aforesaid subdivision, N 81 deg. 58'38" E 57 feet to a point, said point being the common corner between said Lot 1 and Lot 5 in the Adam Young Place, as of record in Book 57, page 81, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 1 and 5, S 10 deg. 39'46" E 77.40 feet to a point; thence S 19 deg 45'18" W 112.46 feet to a point in the northerly margin of Batavia Street, said point being the common corner between said Lots 2 and 3; thence with the common line between said Lots 2 and 3, N 10 deg 39'46" W 177 feet to the point of beginning. Containing 7,243 sq. ft. +/- .

Being the same property conveyed to John H. Eldgridge, III by Warranty Deed from Robert (Bobby) Garfinkle, individually and Robert (Bobby) M.Garfinkle, as Trustee of the Eva R. Garfinkle Family Trust of record in Instrument Number 20130426-0041541, Register's Office for Davidson County, Tennessee. Said property is not and has never been the primary marital residence of the within named Grantor.

This is
( ) unimproved
(X) improved

property known as **2812 Batavia Street Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 2nd day of September, **2014.**

John H. Eldgridge, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John H. Eldgridge, III,**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, **2014.**

Notary Public

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212