# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20150055386 DEEDQC
Recvd: 07/09/15 08:55 2 pgs
Fees: 12.00 Taxes: 0.00

20150709-0066537

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 1 DAY OF May, 2015

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Michael Lauren and Anna Dnistryan** | **"New Owner"** | |
| (NAME) | (NAME) | 08208004900 |
| **705 Neill Ave.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 **MICHAEL DZINGLESKI (NOW KNOWN AS MICHAEL LAUREN) AND ANNA DNISTRYAN** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MICHAEL LAUREN, UNMERRIED AND ANNA DNISTRYAN, UNMARRIED AS TENANTS IN COMMON**, 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:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE MCWHIRTER TRACT AND THE LOVE-MCFERRIN TRACT, AS OF RECORD IN PLAT BOOK 421, PAGE 52, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO MICHAEL DZINGLESKI AND ANNA DNISTRYAN BY WARRANTY DEED FROM LOUISE C. JONES OF RECORD IN INSTRUMENT NO. 20141211-0113328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

***THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.***

This is
( ) **unimproved**
**(X ) improved**
property known as **705 Neill Ave., Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 1 day of May, 2015.

**Michael Lauren (formerly known as Michael Dzingleski)**

**Anna Dnistryan**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL LAUREN**, 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 1 day of May, 2015.

Notary Public

My Commission Expires:

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNA DNISTRYAN**, 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 1 day of May, 2015.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

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