BILL GARRETT, Davidson County
Trans:T20150082731 DEEDQC
Recvd: 09/29/15 10:47 3 pgs
Fees:17.00 Taxes:0.00
20150929-0098738

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Name Anait Sudzhyan, *et al.*	**Name** NO CHANGE FROM CURRENT RECIPIENT	10501011300
Street Address or Route Number 6680 Charlotte Pike, Unit J-7	**Street Address**	
City State Zip Nashville TN 37209	**City State Zip**	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Madlen Saroyan, the Grantor, by these presents does hereby quitclaim and convey unto Anait Sudzhyan, Ruben Tavakalov and Suren Tavakalov, the heirs at law of Igor Tavakalov, deceased, as tenants in common, each with a one-third undivided interest, their heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being lot No. 120 on the Plan of M.A. Spurrs' Subdivision of Lot 8 Boyd Ament Tract of record in Plat Book 21, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Igor Tavakalov, a married man by Warranty Deed from George Michael Gordon et ux, Thanita S. Gordon, of record in Instrument Number 20080417-0039200, said Register's Office.
>
> This is improved property known as 1027 Villa Place, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, encumbrances as may affect the premises.

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 21st day of September, 2015.

Madlen Saroyan
MADLEN SAROYAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Sumner

Personally appeared before me, a Notary Public in and for said County and State, the within named, Madlen Saroyan, the 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 and official seal at Nashville, Tennessee, this 21st day of September, 2015.

Notary Public

My commission expires: 12/17

REGGIE SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Sumner

The undersigned, after being first duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled *Madlen Saroyan v. Igor Tavakalov*, Docket No. 09-DV-1399, Circuit Court for Wilson County, Tennessee, and that the consideration for the transfer is $0.00.

Madlen Saroyan
MADLEN SAROYAN

Subscribed and sworn before me, this the 21st day of September, 2015.

Notary Public 12/17

REGGIE SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 12/17

This conveyance is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(E).