Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20160210-0012636

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title365-Falloretta, 420 Rouser Road, Building 3, 5th Floor, Pittsburgh, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Dmitry Markov	Dmitry Markov	11803010300
is 2713 Rosedale Place	2713 Rosedale Place	
Nashville, TN 37211-2080	Nashville, TN 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, AMBER DAWN WALSH formerly known as AMBER D. HOLLOWAY, divorced-remarried, and DMITRY MARKOV, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DMITRY MARKOV, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: is 2713 Rosedale Place, Nashville, TN 37211-2080, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Nashville, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot Number 7 on the Plan of Phase One, Rosedale Place, of record in Plat Book 8250 at Page 958 and Plat Book 11190, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TAX ID NO.: 11803010300

Being the same property conveyed from Elizabeth A. Pinner Sartain, F.K.A. Elizabeth A. Pinner and husband, James Michael Sartain to Amber D. Holloway, unmarried and Dmitry Markov, unmarried by deed dated June 26, 2008 and recorded July 2, 2008 in Instrument No. 20080702-0068604, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of is 2713 Rosedale Place, Nashville, TN 37211-2080.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of January, 2016.

Amber Dawn Walsh
formerly known as Amber D.
AMBER DAWN WALSH formerly known as
AMBER D. HOLLOWAY Holloway

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that AMBER DAWN WALSH formerly known as AMBER D. HOLLOWAY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of 20 JAN, 2016.

Notary Public
My Commission expires: July 10, 2018

LANNY HARPER STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

DMITRY MARKOV

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DMITRY MARKOV, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of JAN, 2016.

Notary Public
My Commission expires: July 10, 2018

LANNY HARPER STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant/Grantee

Subscribed and sworn to before me this 25 day of January, 2016.

Notary Public
My Commission expires: 06/18/2016

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Tim Sexton, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016