BILL GARRETT, Davidson County
Trans:T20160014206 DEEDQC
Recvd: 02/22/16 09:47 2 pgs
Fees:12.00 Taxes:0.00
20160222-0016399

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Igor Tolstocheev Olga Lochtchinina Kirill Tolstocheev 45 Via De La Valle Lake Elsinore, CA 92532	Same as New Owner	07601007400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Igor Tolstocheev** (Grantor) by these presents do hereby quitclaim and convey unto **Igor Tolstocheev and Olga Lochtchinina, Husband and Wife, as to a one-half interest as tenants by the entirety and Kirill Tolstocheev, as to a one-half interest,** (Grantees) our successors and assigns, all my right, title, and interest in and to the following described tract of land:

LAND situated in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 575 on the Plan of Tulip Grove Subdivision, Section 10 of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Igor Tolstocheev from Glenn T. Tidwell, a single person by Warranty Deed dated March 7, 2007 of record in Instrument No. 20070320-0033837, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 548 & 550 Tulip Grove Rd., Hermitage, TN 37076

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

****The above property is NOT the principal residence of the Grantor named above****

IN WITNESS WHEREOF, I have hereunto set my hand this the 19th day of February , 2016.

Igor Tolstocheev

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Madison, Tennessee, this the 19th day of February , 2016.

My commission expires: 11-5-19

Sandy Balent
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ none.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 19th DAY OF February, 2016.

Sandy Balent
Notary Public
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY