QUITCLAIM DEED

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 11 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/7/19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160020678 DEEDQC
Recvd: 03/14/16 14:08 2 pgs
Fees:12.00 Taxes:0.00
20160314-0024058

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rudy Title & Escrow
2012 21st Ave. S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Khazanov	**New owner**	
(NAME)	(NAME)	
PO Box 159342		**104-06-0-118.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JENNY KHAZANOV, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAX KHAZANOV, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 20 feet front and 5 feet rear of Lot No. 95 and the easterly part of Lot 96, Bransford Realty Company's West End Heights, of record in Plat Book 332, Page 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the north margin of Love Circle, 41 feet westerly from the corner of Lots 95 and 96; thence North 9° 15' West, 16 feet to an iron pin; thence South 80° 45' West, 4 feet to an iron pin; thence North 9° 15' West 49 feet to an iron pin; thence North 28° East 30 feet to an iron pin; thence North 2° 30' East 61.5 feet to the south margin of a 20 foot alley; thence eastwardly 35 feet with said alley to a point 5 feet East of the corner of said lots 95 and 96; thence South 8° 45' east 150 feet to the northerly margin of Love Circle at a point 20 feet easterly from the corner of Lots 95 and 96; thence westerly with the margin of Love Circle 61 feet to the beginning.

Being the same property conveyed to Jenny Khazanov, by Quitclaim Deed from E3 Construction Services, LLC, of record in Instrument Number 20130801-0080462, Register's Office for Davidson County, Tennessee. Said property is not the primary residence of the within named Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3316 Acklen Ave., Nashville, Tennessee 37212.**

Witness my/our hand(s) this the 11 day of March, 2016.

JENNY KHAZANOV

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNY KHAZANOV,** 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 11 of March, 2016.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY