QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160024415 DEEDQC
Recvd: 03/28/16 10:01 2 pgs
Fees:12.00 Taxes:0.00

20160328-0028435

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 25 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Boris Avanesov	Same	
(NAME)	(NAME)	162-16-OA-071.00 CO
5 Hickory Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **BORIS AVANESOV**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BORIS AVANESOV, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 5, IN BUILDING NO. 15, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME LOCATED ON SAID PLAN OF MILL CREEK CONDOMINIUM, ANTIOCH, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN MASTER DEED RECORDED IN BOOK 4887, PAGE 961, AMENDED IN BOOK 5000, PAGE 607, AND FURTHER AMENDED IN BOOK 5101, PAGE 809 AND BOOK 10468, PAGE 653, BY-LAWS FOR ADMINISTRATION OF BUILDING OF RECORD IN BOOK 4887, PAGE 985, AND BOOK 10468, PAGE 691; EASEMENTS, ETC., OF RECORD IN BOOK 4792, PAGE 725, PLAT OF RECORD BOOK 4860, PAGE 11, ALL OF WHICH ARE RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGHT COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO BORIS AVANESOV AND WIFE, ALLA AVANESOV, BY WARRANTY DEED FROM A.J. MEDLOCK, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20090928-0089945, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 19, 2009.

THE SAID ALLA AVANESOV HAVING SINCE DIED, LEAVING BORIS AVANESOV AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is
( ) unimproved
(X) improved

property known as **5 Hickory Court, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 25 day of March, 2016.

Boris Avanesov

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Boris Avanesov**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of March, 2016.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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