BILL GARRETT, Davidson County
Trans:T20160024858 DEEDQC
Recvd: 03/28/16 15:29 2 pgs
Fees:12.00 Taxes:0.00
20160328-0029047

# QUITCLAIM DEED

This instrument was prepared by:
Natalya Zheltkova and Vladimir Zheltkov_____ [*Name*]
7443 Stacy dr_____ [*Street or Postal Address*]
Nashville TN 37221_____ [*City, State, Postal Code*]

| | |
|---|---|
| Name and address of the new owner (the Grantee): | Anatoliy Zheltkov<br>SAME AS BELOW |
| Name and address of the Mortgagee (the holder of a mortgage loan): | N/A |
| Tax map parcel number: | 142 02 0 064. 00 |
| Mail tax bills to: | 7443 Stacy dr. Nashville TN, 37221 |

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Natalya Zheltkova and Vladimir Zheltkov_____, the Grantor, sell, transfer, and convey to Anatoliy Zheltkov_____, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE OF TENNESSEE: [*legal description*]

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cross Timbers, Section 2, of record in Book 3700, page 92, said Register's Office, described as follows:

Said Lot No. 85 fronts 85 feet on the southerly side of Stacy Drive and extends back 150 feet between parallel lines to a dead line in the rear measuring 85 feet thereon.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book *___, Page _____ in the Register's Office of _____ County, Tennessee. *Instrument # 20131105-0114845

Taxes for the year 2016 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 25 day of march, 2016.

Vladimir Zheltkov
Natalya Zheltkova

Grantor

**Acknowledgement**

STATE OF Tennessee
COUNTY OF Sumner

On the 25th day of March, 2016, before me personally appeared Vladimir + Natalya Zheltkova, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: June 18, 2019.

MAUREEN E. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Affidavit of Value**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 0. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

~~Grantee~~ Affiant

Sworn to and subscribed before me this 28th day of March, 2016

~~Notary Public~~ DEPUTY REGISTER

~~My commission expires~~: _____.