QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160028863 DEEDQC
Recvd: 04/08/16 15:49 2 pgs
Fees:12.00 Taxes:0.00
20160408-0034030

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 8th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Khazanov	**NEW OWNER**	
(NAME)	(NAME)	
P.O. Box 159342		
(ADDRESS)	(ADDRESS)	104-06-0-118.00
Nashville, TN 37215		
(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 GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **JENNY KHAZANOV, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MAX KHAZANOV, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE (S), THEIR 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:

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 DEG. 15' WEST, 16 FEET TO AN IRON PIN; THENCE SOUTH 80 DEG. 45' WEST, 4 FEET TO AN IRON PIN; THENCE NORTH 9 DEG. 15' WEST 49 FEET TO AN IRON PIN; THENCE NORTH 28 DEG. EAST 30 FEET TO AN IRON PIN; THENCE NORTH 2 DEG. 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 DEG. 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 OF RECORD IN DOCUMENT NUMBER 20130801-0080462, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) **unimproved**
(X) **improved**
property known as **3316 Acklen Ave., Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 4 day of April, **2016.**

Jenny Khazanov

STATE OF TENNESSEE
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 8 day of April, 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