QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160054798 DEEDQC
Recvd: 06/28/16 08:52 2 pgs
Fees:12.00 Taxes:0.00
20160628-0065589

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 23rd DAY OF June, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS 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 (NAME)	**Mortgage Investors Group** (NAME)	
3608 Benham Avenue (ADDRESS)	**8320 East Walker Springs Lane** (ADDRESS)	**105050V00100CO**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	**Knoxville, TN 37923** (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 AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN H. ELDRIDGE, III, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **MAX KHAZANOV, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF HIS 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 UNIT 1703 AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1705 HILLSIDE AVENUE TOWNHOMES, OF RECORD IN INSTRUMENT NUMBER 20150304-0018883, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MAX KHAZANOV, MARRIED, BY WARRANTY DEED FROM E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20150825-0085487, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN H. ELDRIDGE, III BY QUITCLAIM DEED FROM E3 CONSTRUCTION SERVICES, LLC, OF RECORD IN INSTRUMENT NO. 20160104-0000386, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. GRANTOR HEREBY EXECUTES THIS QUITCLAIM DEED TO CONVEY ANY AND ALL INTEREST HE MAY HAVE INADVERTENTLY RECEIVED IN SAID PROPERTY.

GRANTOR CERTIFIES THAT SAID PROPERTY HAS NEVER BEEN A PRINCIPAL MARITAL RESIDENCE.

This is
( ) unimproved
(X) improved
property known as **1703 HILLSIDE AVENUE, NASHVILLE, TN 37203**

Witness my hand this the 23rd day of June, 2016.

JOHN H. ELDRIDGE, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John H. Eldridge, III**, 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 23rd day of June, 2016.

Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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