This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

PH: 702-736-6400
#26084184-3820875

Davidson County DEEDQC
Recvd: 01/04/17 11:58 5 pgs
Fees:27.00 Taxes:0.00
20170104-0000814

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Boris S. Stoev, et al	Boris S. Stoev, et al	Map/Parcel:
5614 Royal Court	5614 Royal Court	087050A11300CO
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Boris S. Stoev, a married man and Virginia A. Erinozova-McGhee, formerly known as Verzhiniya A. Erinozova, a married woman, who acquired title as unmarried, as tenants in common with right of survivorship** by these presents do hereby quitclaim and convey unto the said **Boris S. Stoev and Sylwia Zielinska, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove co-owner and add spouse.

This is unimproved ( ) property known as 5614 Royal Court, Hermitage, Tennessee 37076
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated _____
between Boris S. Stoev, a married man and Virginia A. Erinozova-McGhee, formerly known as Verzhiniya A. Erinozova, as Seller(s) and Boris S. Stoev and Sylwia Zielinska, as Purchaser(s).)

Witness our hand this 9 day of December, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Boris S Stoev
Boris S. Stoev

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, **Boris S. Stoev** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Hermitage TN this 9 day of December, A.D., 2016.

NOTARY STAMP/SEAL

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claudia Boyett
NOTARY PUBLIC
Notary Commission Expires: 9-11-2017

AFFIDAVIT OF VALUE

STATE OF Michigan)
COUNTY OF Wayne)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 4th day of January, 2016.

(Affix Seal)

Affiant

Jessica N. Johnson Notary Public
My Commission Expires: April 25, 2022

(Attached to and becoming a part of Quitclaim Deed dated _____ between Boris S. Stoev, a married man and Virginia A. Erinozova-McGhee, formerly known as Verzhiniya A. Erinozova, as Seller(s) and Boris S. Stoev and Sylwia Zielinska, as Purchaser(s).)

Witness our hand this _____ day of _____, 20____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Virginia McGhee

Virginia A. Erinozova-McGhee f/k/a
Verzhiniya A. Erinozova

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF WILSON) ss

Personally appeared before me, J. BRIAN TINKER, a Notary Public in and for said County and State, **Virginia A. Erinozova-McGhee f/k/a Verzhiniya A. Erinozova** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Mt. Juliet, TN this 29th day of NOVEMBER, A.D., 2016.

NOTARY STAMP/SEAL

J. Brian Tinker

NOTARY PUBLIC
Notary Commission Expires: SEPTEMBER 18, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

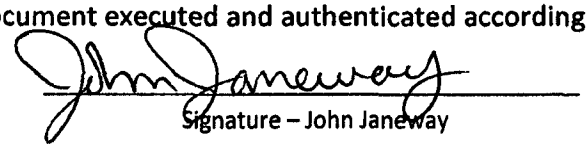
LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

BEING LOT NUMBER 141, ON THE PLAN FOR FARMINGHAM WOODS, PHASE III, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 7900, PAGE 554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A PLANNED UNIT DEVELOPMENT WITH ITS BOUNDARY PLAT AT PLAT BOOK 7900, PAGE 173, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Boris S. Stoev, unmarried and Verzhiniya A. Erinozova, unmarried, as tenants in common with right of survivorship by Deed from Jason Crane, unmarried and Ashleigh Crane, unmarried of record in Document No. 20071128-0137964, said Register's Office.

True Copy Certification

I, **John Janeway**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

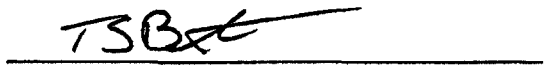


Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

