BILL GARRETT, Davidson County
Trans:T20170012078 DEEDQC
Recvd: 02/09/17 12:26 2 pgs
Fees:12.00 Taxes:0.00
20170209-0013750

QUITCLAIM DEED

FROM: Svetlana K. Eden
3602 Normandy Place South
Nashville, TN 37209

TO: Benjamin Eden
832 Highland Crest Drive
Nashville, TN 37205

This Instrument was Prepared by:
Cathy Speers Johnson
Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Eden 832 Highland Crest Drive Nashville, TN 37205	Same	129-15-100

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Svetlana Eden v. Benjamin Eden, Civil Action No. 16D-1898, Fourth Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Svetlana Eden, Affiant

Sworn to and subscribed before me, this the 25th day of January, 2017.

Notary Public

My Commission Expires: May 8, 2017

SIEW-LING SHEA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled **Svetlana Eden v. Benjamin Eden, Civil Action No. 16D-1898, Fourth Circuit Court for Davidson County, Tennessee**. Accordingly, Svetlana Eden does hereby quitclaim unto the said Benjamin Eden, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 103 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 103 fronts 106.45 feet on the northerly side of Highland Crest Drive and extends back between lines, measuring 178.8 feet on the easterly line and 185.7 feet on the westerly line to a line in the rear on which it measures 118.68 feet thereon.
>
> Being the same property conveyed to Ben and Svetlana Kassimova Eden, by deed from Susan Limor of record in instrument number 20030513-0064633, Register's Office for Davidson County, Tennessee.

Witness my hand this 25th day of January, 2017.

SVETLANA EDEN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, SIEW-LING SHEA, a Notary Public of said County and State, SVETLANA EDEN, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County TN, this 25th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: May 8, 2017

SIEW-LING SHEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY