2nd

File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170056655 DEEDQC
Recvd: 07/03/17 10:58 4 pgs
Fees: 22.00 Taxes: 0.00

20170703-0066666

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 25 day of June, 2017.

Notary Public

MY COMMISSION EXPIRES 3-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russ Bagirov	Same	160 15 0A 002.00
(NAME)	(NAME)	
102 Hearthstone Manor Circle #10		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeff Schneider and Lynn Barbarite

HEREINAFTER CALLED THE GRANTOR(S), DO) HEREBY **QUITCLAIM** AND CONVEY UNTO

Russ Bagirov and Stan Dibin,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 10, as shown on the map entitled Hearthstone Manor, Phase I Revised, of record in Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLE A. SCHNEIDER, by deed from JOHN H. MOORE AND WIFE, JUNE KAY MOORE, of record in Instrument No. 20040719-0085608, dated July 5, 2004, said Register's Office. CAROLE A. SCHNEIDER died intestate on or about November 11, 2004, leaving DALE PAUL SCHNEIDER, JEFF SCHNEIDER AND LYNN BARBARTIE as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20170703-0066665, said Register's Office.

DALE P. SCHNEIDER conveyed his interest in said property to LYNN BARBARITE, TRUSTEE OF THE SCHNEIDER IRREVOCABLE TRUST U/T/D MARCH 1, 2005, by quitclaim deed of record in Instrument No. 20050314-0027537, dated March 10, 2005, said Register's Office.

LYNN BARBARITE, TRUSTEE OF THE SCHNEIDER IRREVOCABLE TRUST U/T/D March 1, 2005, conveyed said property to DALE PAUL SCHNEIDER by quitclaim deed of record in Instrument No. 20100823-0066366, dated August 18, 2010, said Register's Office.

DALE PAUL SCHNEIDER conveyed said property to REVERSE MORTGAGE SOLUTIONS, INC. by deed in lieu of foreclosure of record in Instrument No. 20161101-0115453, dated October 7, 2016, said Register's Office.

REVERSE MORTGAGE SOLUTIONS, INC. has conveyed said property to RUSS BAGIROV AND STAN DIBIN by deed of record in Instrument No. 20170105-0001478, dated December 9, 2016, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 102 Hearthstone Manor Circle #10, Brentwood TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 10th day of May 2017.

Jeff Schneider

Lynn Schneider Barbarite

~~STATE OF~~ Nevada

~~COUNTY OF~~ Clark

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeff Schneider the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this _____ day of _____, 2017.

Commission expires: _____

Notary Public

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lynn Schneider Barbarite the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of May, 2017.

Commission expires: 10/19/2020

Notary Public

KEVIN COOMBS
Notary Public - State of Nevada
County of Clark
APPT. NO. 16-3983-1
My App. Expires Oct. 19, 2020

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 102 Hearthstone Manor Circle #10, Brentwood TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 21 day of June, 2017.

Jeff Schneider

Lynn Schneider Barbarite

STATE OF Michigan

COUNTY OF Genesee

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeff Schneider the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of June, 2017.

My Commission expires: AUDRIE-ANNA COAD
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF TUSCOLA
My Commission Expires Jan. 23, 2022
Acting in the County of Genesee

Notary Public