This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Davidson County DEEDQC
Recvd: 07/25/17 12:58 4 pgs
Fees:22.00 Taxes:0.00
20170725-0075144

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
ANTONINA KARAGADAYEV	CITI	MAP 108-16
1104 OAKWAY COURT	P.O. BOX 6243	PARCEL 266
NASHVILLE, TN 37214	SIOUX FALLS, SD 57117-6243	

STATE OF TENNESSEE)
DAVIDSON)
COUNTY OF ~~WILLIAMSON~~)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

Antonina Karagadayev
AFFIANT

OLGA V. GRIFFITHS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Sworn to and subscribed before me this 17 day of July, 2017.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, we, IGOR KARAGADAYEV and wife, ANTONINA KARAGADAYEV, hereinafter called Grantor, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto ANTONINA KARAGADAYEV, a married woman, all of our right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of July, 2017.

BY: Igor Karagadayev
IGOR KARAGADAYEV

Antonina Karagadayev
ANTONINA KARAGADAYEV

OLGA V. GRIFFITHS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IGOR KARAGADAYEV and ANTONINA KARAGADAYEV, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of July, 2017.

Olga V. Griffiths
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 56B on the plan of the Zone Lot Division of Lot No. 56 of Section III, of Percy Priest Woods, of record in Plat Book 6250, Page 148, amending Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Igor Karagadayev and wife, Antonina Karagadayev, by Warranty Deed of record from Frank P. Lashlee, Jr. and wife, Kelley Lashlee, in Instrument No. 20001016-0102480, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and health department regulations that may affect the premises, as well as the following:

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865; Book 6020, Page 270; Book 6353, Page 307; Book 10420, Page 228; Book 11044, Page 988; and Book 6250, Page 148, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 148, amending Plat Book 5200, Page 789, said Register's Office.

The above description is taken verbatim from the previously recorded deed

This is improved property known as 1104 Oakway Court, Nashville, TN 37214.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M. Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

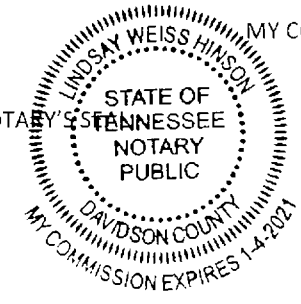
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).