Bill Garrett Davidson County
Batch# 38946 DEEDQC
12/18/2017 03:19:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171218-0128852

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Mark Johnson, Affiant Subscribed and sworn to before me, this 13 day of December, 2017. Notary Public My Commission Expires: 12/1/2020

KIM HEIDEPRIEM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of new owner: Send Tax Bills to: Map-Parcel Numbers:

Mark Johnson SAME 104 16 0 283.00
2410 Oakland Avenue
Nashville, Tennessee 37212

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anna Rudeva**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mark Johnson,** and to his heirs and assigns, hereinafter called the Grantee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12 day of December, 2017.

Anna Rudeva

STATE OF TENNESSEE Tennessee)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Rudeva, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13 day of December, 2017.

My Commission Expires: 12/1/2020

Notary Public

KIM HEIDEPRIEM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 172 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Number 172 fronts 50 feet on the Easterly side of Oakland Street and runs back 160 feet on the South line and 151-1/2 feet, more or less, on the North line, to an alley.

Being the same property conveyed to Mark Johnson and Anna Rudeva, as joint tenants with right of survivorship, by deed from Kevin H. Douglas and Jessica F. Douglas, husband and wife, of record as Instrument No. 20160112-0003036, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantee.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 339, Page 546 and Book 2093, Page 107.

This is improved property known as 2410 Oakland Avenue, Nashville, Tennessee 37212.