Bill Garrett Davidson County
Batch# 39423 DEEDQC
12/19/2017 11:13:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171219-0129151

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Fairfax Commercial, LLC Attn: Maria Belousova 2628 Broadway, #27B New York, NY 10025	Same	104 110 A 002.00CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Village Spaces, LLC ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Fairfax Commercial, LLC ("Grantee"), and their successors and assigns all of Grantor's rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Land in Davidson County, TN being Unit No. A-2, Parcel No. 2 of the Villager West Condominiums, as of record in Book 5210, Page 174, Registers' office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said Unit.
>
> Being the same property conveyed to Villages Spaces, LLC by Warranty Deed from Patricia Barnes, Executrix of the Estate of Henry P. Strzelecki in instrument No. 20160105-0000875, in Register's Office of Davidson County, Tennessee.
>
> This is improved property identified as 2134 Fairfax Avenue, A-2, Nashville, TN 37212.

WITNESS OUR HANDS this the 18 day of December, 2017.

Village Spaces, LLC

By: _____

Thomas Bergstraesser

Title: Member

Village Spaces, LLC

By: _____
Maria Belousova
Title: Member

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Bergstraesser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Village Spaces, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 18 day of December, 2017.

KALPESH S. BODAWALA
Notary Public, State of New York
Registration #01BO6311367
Qualified In New York County
Commission Expires Sept. 15, 2018

_____
Notary Public

My commission expires: 09/15/2018

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maria Belousova, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of Village Spaces, LLC, a Tennessee limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 18 day of December, 2017.

KALPESH S. BODAWALA
Notary Public, State of New York
Registration #01BO6311367
Qualified In New York County
Commission Expires Sept. 15, 2018

_____
Notary Public

My commission expires:_____

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS ONE AND NO/100 DOLLARS ($1.00).

Fairfax Commercial, LLC, Grantee

By: _____
Maria Belousova, Member

Sworn and subscribed to before me this 18 day of December, 2017.

KALPESH S. BODAWALA
Notary Public, State of New York
Registration #01BO6311367
Qualified In New York County
Commission Expires Sept. 15, 2018

_____
Notary Public

My Commission Expires: 09/15/2018