Bill Garrett Davidson County
Batch# 56007 DEEDQC
02/06/2018 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180206-0012165

THIS INSTRUMENT PREPARED BY: **Niel Alden** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0. Affiant Subscribed and sworn to before me, this 31 day of January, 2018. Notary Public My Commission Expires: Nov 5, 2018

BRANDI NORRED MAJORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
The Hidden Gem – a Series of IT Realty, LLC 1420 Willowbrooke Circle Franklin, Tennessee 37069	New Owner	82-14-A-137.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ilya Toshinskiy** ("**Grantor**"), does hereby quitclaim, transfer and convey unto **The Hidden Gem – a Series of IT Realty, LLC**, a Tennessee series limited liability company ("**Grantee**"), its successors, heirs and assigns, that certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at 786 1st Avenue North, Nashville, Tennessee 37201.

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 31st day of January, 2018.

Ilya Toshinskiy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Ilya Toshinskiy**, with whom I am personally acquainted or who 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, at office, this 30 day of January, 2018.

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Notary Public
My Commission Expires: Nov 5, 2018

EXHIBIT A

Legal Description

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 786 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, of record under Instrument No. 20051221-0153160 and amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ilya Toshinskiy, unmarried, by Warranty Deed from Zachary Bates, unmarried, of record as Instrument No. 20160824-0088430, said Register's Office, dated August 19, 2016 and recorded August 24, 2016.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the 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.

Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019

