Bill Garrett Davidson County
Batch# 56007 DEEDQC
02/06/2018 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180206-0012166

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 MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 5 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Nashville's Sweet Spot – a Series of IT Realty, LLC 1420 Willowbrooke Circle Franklin, Tennessee 37069	New Owner	082-14-0-A-006.00CO

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 **Nashville's Sweet Spot – 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 1088 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.

Notary Public
My Commission Expires: Nov 5, 2018

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

EXHIBIT A

Legal Description

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1088 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument Number 20051228-0155671 and in Instrument Number 20060518-0058640, and in Instrument Number 20090109-0002382, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements 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 in Exhibit "E" to the Second Amendment to the Master Deed of record in Instrument Number 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ilya Toshinskiy by Warranty Deed from Sell Your House in 9 Days, Inc., of record in Instrument Number 20160901-0092166, said Register's Office, dated August 30, 2016 and recorded September 1, 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

