Bill Garrett Davidson County
Batch# 56007 DEEDQC
02/06/2018 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180206-0012167

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 MANNINO 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):
The Writers Nook – a Series of IT Realty, LLC 1420 Willowbrooke Circle Franklin, Tennessee 37069	New Owner	082 050080.00

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 Writers Nook – 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 1720b 4th Avenue North, Nashville, Tennessee 37208.

* * *

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

Land in Davidson County, Tennessee, being the Northerly 44 feet of the southerly 45.5 feet of Lot No. 27, D.T. McGavock's plan of 98 lots, also Called D.T. McGavock's 2nd Addition, as of record in Plat Book 21, page 7, Register's Office for said County.

Said part of said lot fronts 44 feet on the easterly side of Fourth Avenue, North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Ilya Toshinskiy, a married man, by Warranty Deed from AUTUMN M. PARROTT, UNMARRIED, of record as Instrument No. 20141110-0103804, said Register's Office, dated November 7, 2014 and recorded November 10, 2014.

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

