Bill Garrett Davidson County
Batch# 61113 DEEDQC
02/21/2018 12:17:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180221-0016481

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW18047
Information in this document furnished by the parties and relied upon by the preparer of this document.

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, that, **MOC PROPERTIES, LLC,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Marina Chernitskiy,** all my rights, title and interest in and to the following described real estate, to-wit:

**Property Address: 823 Netherland Drive, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 34-B as shown on the map entitled Zone Lot Division, Lots 29, 30, 32 and 34, Meadows of Tulip Grove, Section 2, of record in Plat Book 6250, Page 754, as amended in Plat Book 6900, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to MOC Properties, LLC, by Warranty Deed from Mike Mekhail, married, dated 1/19/18 and recorded 1/22/18 in Instrument No. 20180122-0006418, in the Register's Office of Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:
BEING part of the same property previously conveyed to Mike Mekhail, by Warranty Deed from PMB Properties, LLC, dated 8/7/15 and recorded 8/11/15 in Instrument No. 20150811-0080297, said Register's Office.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 13 day of **February, 2018.**

**MOC PROPERTIES, LLC.**

**By: Marina Chernitskiy**
**Its: Member**

STATE OF CALIFORNIA
COUNTY OF Placer

On this 13 day of **February, 2018,** before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Marina Chernitskiy,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Member** of the **MOC PROPERTIES, LLC.,** the within named bargainor, and that she as such **Member,** executed the foregoing instrument for the purposes therein contained.

Notary Public

Sept 18-2019
My Commission Expires:

See Attached CA
Notarial Certificate

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLACER )

On 02-13-2018 before me, Steve Rutledge, Notary Public ,

personally appeared Marina Chernitskiy ,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 STEVE RUTLEDGE COMM. #2127056 Notary Public - California Placer County My Comm. Expires Sep. 18, 2019 NRO1

Signature _____ (Seal)

STATE OF CALIFORNIA
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20th day of **February, 2018.**

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

Tax/Map ID & Parcel
075-15-0-036.00

New Owners:
Marina Chernitskiy
3290 Barker Road
Loomis, CA 95650

Send Tax Bills to :
SAME / NEW OWNER