Bill Garrett Davidson County
Batch# 119425 DEEDQC
07/23/2018 04:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180723-0071771

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 2018

NOTARY PUBLIC
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

ADDRESS OF NEW OWNER:
4500 Stoney Brook DR
Pegram, TN 37143

SEND TAX BILLS TO:
New Owner

Map & Parcel:
090 110A 01900 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Alexander S. Novikov, Lyalya M. Novikov and Roman A. Novikov , Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Roman A. Novikov,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Rock Harbor Condominiums, together with an undivided interest in the common elements of Rock Harbor Condominium Association all as described in Book 6153, page 421,et. Seq. Register's Office for said County

Being the same property conveyed to Alexander S. Novikov and wife, Lyalya M. Novikov and Roman A. Novikov by Warranty Deed from Semir Sasic and wife, Dzemila Sasic in Instrument 20070220-0021058 dated February 13, 2007 and recorded February 20, 2007, Register's Office for Davidson County.

This is real property commonly known as 515 Basswood Drive Unit A-19, Nashville, TN 37209

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 30th day of June, 2018

Roman A. Novikov

Alexander S. Novikov

Lyalya M. Novikov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, ROMAN A. NOVIKOV, ALEXANDER S. NOVIKOV and LYALYA M NOVIKOVA with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 30 day of JUNE, 2018.

MATTHEW EARNEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: MARCH 08, 2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY