Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tong Po Holdings, LLC **4052 Windwood Lane** **Nashville, TN 37214**	**107-05-0-A-107.00 CO**	**Tong Po Holdings, LLC** **4052 Windwood Lane** **Nashville, TN 37214**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Miroslav P. Barnyashev** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Tong Po Holdings, LLC** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **107 Five Oaks Drive, Nashville, TN 37214**.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON____

The actual consideration for this transfer is $-00-.

JENNIFER DISMUKES PERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Affiant

Subscribed and sworn to before me this 6th day of September, 2018.

Notary Public
My Commission Expires: 1/6/20

Karen Y Johnson Davidson County
Batch# 138256 DEEDQC
09/10/2018 09:34:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180910-0089306

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 6 day of Sept., 2018.

Miroslav P. Barnyashev

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Miroslav P. Barnyashev**, the bargainor, with whom I am personally acquainted (or proved to me 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 on this the 6 day of Sept., 2018.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Five Oaks, a planned unit development of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Miroslav P. Barnyashev by deed from Shanna L. Howell n/k/a Shann Howell, married, of record at Instrument Number 20170206-0012209, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning, regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FIVE OAKS, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 355, amended in Book 5784, Page 521.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5781, Page 563, Book 5784, Page 563, Book 5957, Page 930, Rules & regulations recorded at Instrument Nos. 20150625-0061297 and 20150625-0061298.

Terms and provisions of by-Laws recorded in Instrument No. 20160212-00013783.

Charter of Homeowners Association recorded in Book 5790, Page 798.

Easement for Water Mains & Appurtenances, recorded in Instrument No. 20020605-0068054 and Book 5766, Page 716.

Easement for Broadband Communications, recorded in Instrument No, 20130118-0006279.

Easement for Sewer/Storm Drainage, recorded in Book 5563, Page 731.

Private Sewer Easement (Massman Drive) recorded at Instrument No. 20010312-0023241 and Private Planter Easement recorded at Instrument No. 20010312-0032342.