Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tong Po Holdings, LLC **4052 Windwood Lane** **Nashville, TN 37214**	**107 05 0A 117.00**	**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 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 **117 Five Oaks Drive, Nashville, TN 37217**.

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 of this transfer is $-00-.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me this 10th day of September, 2018.

MY COMMISSION EXPIRES:
JANUARY 6, 2020

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

20180910-0089307

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

Miroslav 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 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 September, 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 Unit No. 117 of Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 355, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Miroslav Barnyashev by deed from Corry Stewart, a single man, and Anna Day, a single woman, of record at Instrument Number 20180614-0057222, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 5781, page 563, as amended in Book 5781, page 930, Book 5784, page 563, and Instrument No. 20160212-0013783, Register's Office for said County; Rules and Regulations of record in Instrument No. 20150625-0061297, Instrument No. 20150625-0061298, and Instrument No. 20170824-0087107, Register's Office for Davidson County, Tennessee.
- Charter of Five Oaks Homeowner's Association, Inc., of record in Book 5790, Page 798, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5781, Page 602, as amended in Instrument No. 20160212-0013783, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130118-0006279, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.