Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tong Po Holdings, LLC **4052 Windwood Lane** **Nashville, TN 37214**	**051-08-0-221.00**	**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 **231 Emmitt Avenue, Madison, TN 37115**.

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 1st 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

20180910-0089308

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 Lot No. 13, Block "C", on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 13, a corner lot, fronts 117 feet on the westerly margin of Argyle Avenue, also known as Argle Avenue, and fronts 222 feet on the northerly margin of Emmett Avenue, and extends back 200 feet on the northerly line to a dead line in the rear, measuring 13.5 feet thereon.

Being the same property conveyed to Miroslav Barnyashev by deed from Joe Floyd, Sr. and wife, Mary A. Floyd, of record at Instrument Number 20180810-0079148, Register's Office for Davidson County, Tennessee.