THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices., P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

Karen Y Johnson Davidson County
Batch# 139802 DEEDQC
09/11/2018 04:13:27 PM 3 pgs
Fees: $18.00 Taxes: $148.00

20180911-0090163

QUITCLAIM DEED

FROM: Aida Carmen Constantinescu

TO: Florin Constantinescu

Address New Owner(s) as follows:
2444 Edencrest Drive
Antioch, Tennessee 37013

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Aida Carmen Constantinescu, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Constantinescu v. Constantinescu, No. 18CV-620, Chancery Court for Rutherford County, Tennessee and pursuant to a division of marital property and that there was monetary consideration of the sum of Forty Thousand Dollars ($40,000.00) given for the transfer.

Aida Carmen Constantinescu

Sworn to and subscribed before me, this 7th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 3/8/2021

TREVOR CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

FOR AND IN CONSIDERATION OF the sum of Forty Thousand Dollars ($40,000.00), and other good and valuable consideration, Aida Carmen Constantinescu, does transfer, quitclaim and convey unto the said Florin Constantinescu, his heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in 2444 Edencrest Drive, Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 79 on the Plan of Cambridge Forest, Phase Four, a Planned Unit Development, as of record in Instrument No. 20020813-0098017, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed Florin Constantinescu and Wife, Aida Carmen Constantinescu by Warranty Deed on or about the 30th day of September 2003, of record in Instrument No. 20031002-0145241, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by Warranty Deed from Danco Property Investments, LLC, of record in Instrument No. 20020208-0017194, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10332, Page 1, as amended in Book 10774, Page 723, and as made applicable to Phase 4 in Instrument No. 20021023-0130058, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by Grantor herein.

This is improved property known as 2444 Edencrest Drive, Antioch, Tennessee 37013, Davidson County, TN.

Witness my hand this 7th day of September, 2018.

Aida Carmen Constantinescu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named Aida Carmen Constantinescu, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2018.

NOTARY PUBLIC
My Commission Expires:

TREVOR CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

Florin Constantinescu

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2018.

NOTARY PUBLIC

My Commission Expires:

TREVOR CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021