Address of New Owner:
West Iris Realty, LLC
1420 Willowbrooke Circle
Franklin, TN 37069

Record & Return to and
This Instrument Prepared By:
BERT W. MCCARTER, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130

Send Tax Statements To:
SAME

From Information Furnished By
The Parties – No Title Search was performed

Map & Parcel: 82-14-A-137.00 CO

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **The Hidden Gem – a series of IT Realty, LLC, a Tennessee Limited Liability Company** has/have this day bargained and sold and hereby conveys and quitclaims unto **West Iris Realty LLC, a Tennessee Limited Liability Company** its successors and assigns, forever, all of its right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee and being more particularly described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 786 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument Number 20051228-0155671 and in Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said

Karen Y Johnson Davidson County
Batch# 140803 DEEDQC
09/14/2018 10:25:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180914-0091380

Master Deed, reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown in Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671 to the Second Amendment to the Master Deed of record in Instrument Number 20060518-0058640 as amended as Instrument No. 20090109-0002382, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ilya Toshinskiy, unmarried by Warranty deed from Zachary Bates, unmarried of record in Instrument No. 20160824-0088430 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 24, 2016.

Being the same property conveyed to The Hidden Gem- a Series of IT Realty, LLC by Quit Claim deed from Ilya Toshinskiy of record in Instrument No. 20180206-0012165 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 06, 2018

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 12 day of September, 2018

The Hidden Gem – a Series of IT Realty, LLC

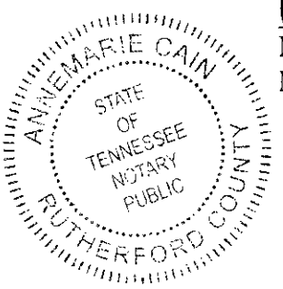
BY: _____

Ilya Toshinskiy, Sole Member

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Ilya Toshinskiy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the Sole Member of The Hidden Gem – a Series of IT Realty, LLC and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12th day of September, 2018



Annemarie Cain
NOTARY PUBLIC
My Commission Expires: 1-18-22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me this 12th day of September, 2018

NOTARY PUBLIC

My Commission Expires: 1.18.22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY