QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Karen Johnson Davidson County
Batch# 193469 DEEDQC
02/08/2019 03:51:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190208-0012391

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Khazanov	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
P.O. Box 158706		**105-5-V-2.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

John H. Eldridge, III, a married man ("Grantor")

has bargained and sold, and by these presents does transfer and convey unto

Max Khazanov, a married man ("Grantee")

his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1705 of 1705 Hillside Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for 1705 Hillside Avenue Townhomes, of record in Instrument No. 20150304-0018883, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "C", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to John H. Eldridge, III by Quitclaim Deed from UP Partnership, GP, of record in Instrument No. 20170523-0051199, in the Register's Office for Davidson County, Tennessee.

By affixing his signature below, John H. Eldridge, III affirms under oath that the property conveyed herein has never been his marital residence.

This is **improved** property known as: **1705 Hillside Ave, Nashville, Tennessee 37203**.

Witness my hand this the 31st day of January, 2019.

John H. Eldridge, III

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 **John H. Eldridge, III** (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2019.

Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019