This Instrument Prepared by:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow
557 Sam Ridley Parkway W
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 293245 DEEDQC
09/30/2019 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190930-0099460

STATE OF TENNESSEE
COUNTY OF RUTHERFORDE

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 28 day of Sept., 2019.

Notary Public

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owners as Follows:
Alexander Chernitskiy
Marina Chernitskiy
257 Becklea Dr.
Madison, TN 37115

Send Tax Bills To:
Alexander Chernitskiy
Marina Chernitskiy
513 Columbus Ct.
Smyrna, TN 37167

Map-Parcel No.
43-10-74

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Marina Chernitskiy** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the following described property to **Marina Chernitskiy and Alexander Chernitskiy,** a joint tenants with rights of survivorship, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the plan of Section Six, Madison Park, as of record in Book 4300, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No.236 fronts 68 feet on the southerly side of Becklea Drive and extends back 135 feet on the east line and 134.8 feet on the west line to a dead line in the rear on which it measures 68 feet.

BEING the same property conveyed to Marina Chernitskiy by Warranty Deed from Clifford B. Mundy, individually and Clifford B. Mundy, Executor of the David Ralph Mundy Estate, dated 6/28/17 and recorded 7/18/17 in Instrument No. 20170718-0072236, Register's Office for Davidson County, Tennessee.

This is improved property known as 257 Becklea Dr. Madison, TN 37115.
Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 28 day of Sept, 2019.

Marina Chernitskiy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Marina Chernitskiy,** who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of Sept, 2019.

My Commission Expires:
Sept. 20, 2020

NOTARY PUBLIC

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

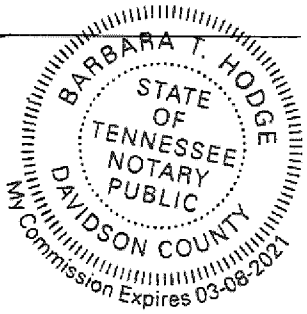
I, Lisa K. R. Wagner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: 03/08/2021