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# 293252 DEEDQC
09/30/2019 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190930-0099471

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:
Oleg Chernitskiy
Alexander Chernitskiy
1900 Isabelle Lane
Antioch, TN 37013

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

Map-Parcel No.
163-16-0A-135.00-CO

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, **Oleg 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 **Oleg 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:

Being Unit No. 255 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Oleg Chernitskiy by Substitute Trustee's deed from Rubin Lublin TN PLLC, Substitute Trustee of record in Instrument No. 20140203-0009343 Register's Office for Davidson County, Tennessee, dated January 06, 2014 and recorded on February 03, 2014.

This is improved property known as 1900 Isabelle Lane, Antioch, Tennessee 37013.

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 27 day of August, 2019.

Oleg Chernitskiy

STATE OF CALIFORNIA
COUNTY OF PLACER

Before me, the undersigned Notary Public, personally appeared **Oleg 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 27th day of August, 2019.

My Commission Expires:

4-21-2021

NOTARY PUBLIC

See Attached CA
Notarial Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLACER)

On August 27, 2019 before me, Hollyann Rutledge, Notary Public,

personally appeared Oleg Chernitskiy,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

POA3 HOLLYANN RUTLEDGE COMM. #2192880 NOTARY PUBLIC • CALIFORNIA PLACER COUNTY Commission Expires April 21, 2021 POA3

Signature Hollyann Rutledge (Seal)

For Quitclaim Deed

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

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021