Karen Johnson Davidson County
Batch# 376304 DEEDQC
03/23/2020 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200323-0031648

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Denisa Pravotiakova 3504 Steffisburg Drive Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	161-15-0B-090.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Denisa Coleman NKA Denisa Pravotiakova, an unmarried woman,** by these presents do hereby quitclaim and convey unto **Denisa Pravotiakova, an unmarried woman,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 253 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Denisa Coleman, an unmarried woman by Warranty deed from Jason R. Horner of record in Instrument No. 20150904-0090515 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 04, 2015. Denisa Coleman being now known as Denisa Pravotiakova.

Being also known as 3504 Steffisburg Drive 253 Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16th day of March, 2020.

Julie Bailey
Affiant

Carmen Coats
Notary Public

My commission expires: (Affix Seal)

CARMEN COATS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-16-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of March, 2020.

Denisa Coleman NKA Denisa Pravotiakova

Denisa Coleman NKA Denisa Pravotiakova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Denisa Coleman NKA Denisa Pravotiakova**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 16th day of March, 2020.

Notary Public

My Commission Expires: 5-2-22



True Copy Certification

I, **Angie Lawless**, 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 document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022