Karen Johnson Davidson County
Batch# 383376 DEEDQC
04/09/2020 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200409-0037316

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

| QUITCLAIM DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br><br>_____<br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2020.<br><br>_____<br>NOTARY PUBLIC<br><br>My commission expires: _____ |
|---|---|

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Inna Maltsev, Vladimir Maltsev,<br>Yelena Maltsev<br>2109 Early Avenue<br>Nashville, TN 37206 | New Owner | 083-03-0-096-00 |

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Inna Maltsev and Vladimir Maltsev, married to each other,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Inna Maltsev and Vladimir Maltsev, married to each other, and Yelena Maltsev, as joint tenants with rights of survivorship,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

**Lot 1, ReSubdivision of Lots 32 & 33, Plan of Pontotoc Subdivision, as shown on plat of record in Plat Book 4595, Page 66, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Inna Maltsev and Vladimir Maltsev, married to each other, by Deed from John Heacock, unmarried, dated February 15, 2019, recorded February 19, 2019, and appearing of record in Instrument No. 20190219-0015030, Register's Office for Davidson County, Tennessee.**

WITNESS OUR HAND, this 4 day of April , 2020.

Inna Maltsev

Vladimir Maltsev

**STATE OF** New Jersey
**COUNTY OF** Bergen

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Inna Maltsev and Vladimir Maltsev, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 4 day of April, 2020.

Notary Public

My commission expires: 05/24/2023

IRINA GELFAND
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 24, 2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

