Karen Johnson Davidson County
Batch# 451139 DEEDQC
08/05/2020 03:19:40 PM 5 pgs
Fees: $28.00 Taxes: $185.00
20200805-0087119

THIS INSTRUMENT WAS PREPARED BY:
Kacy R. Joy
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
Logan Buchanan 3127 Long Blvd. #113 Nashville, TN 37203	New Owner	104 02 1A 113.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Samantha Aki Shugaeva f/k/a Samantha Aki Anderson ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, release and forever quitclaim unto Logan Buchanan ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 3127 Long Blvd. #113, Nashville, Tennessee 37203.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 30th day of July, 2020.

GRANTOR:

Samantha Aki Shugaeva
f/k/a Samantha Aki Anderson

SEE ATTACHED

STATE OF CA)
COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, Samantha Aki Shugaeva f/k/a Samantha Aki Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this ____ day of _____, 2020.

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 Santa Clara

On JULY 30, 2020 (Date) before me, Sam Sahi, Notary Public,

personally appeared SAMANTHA AKI SHUGAEVA (Name(s) of Signer(s))

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.

SAM SAHI
COMM. # 2273351
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. JAN. 25, 2023

Notary Seal

Notary Signature

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: QUIT CLAIM DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual

☐ Corporate Officer
Title(s): _____

☐ Partner -- ☐ Limited ☐ General

☐ Attorney-in-fact

☐ Trustee

☐ Parent, Guardian, or Conservator

☐ Other: _____

Signer is Representing: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Fifty Thousand and 00/100 Dollars ($50,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 28 day of July, 2020.

Notary Public

My Commission Expires: 3-7-2023

JEREMEY GOOLSBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT A

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

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 113 of Park West Court, A Condominium Development as established by the Master Deed of record in Instrument No. 200050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, *et seq.*, together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to the said Master Deed. Said Unit 113 also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with Parking Space Number 33 and Storage Space Number 113, which are assigned as limited common elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Samantha Aki Shugaeva f/k/a Samantha Aki Anderson and Logan Buchanan by Warranty Deed of record as Instrument No. 20121018-0095784 in the Register's Office for Davidson County, Tennessee, as modified by that certain Scrivener's Affidavit of record as Instrument No. 20130117-0005454 in the Register's Office for Davidson County, Tennessee.