Karen Johnson Davidson County
Batch# 452612 DEEDQC
08/07/2020 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200807-0088361

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Svetlana Stepanovic	**Same**	**TRACT 1: 09111047700** **TRACT 2: 09111047600** **TRACT 3: 09111047800** **TRACT 4: 09111048000**
(NAME)	(NAME)	
315 33rd Avenue North	**605B 49th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE MAP & PARCEL NOS.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SVETLANA STEPANOVIC ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SVETLANA STEPANOVIC ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1: 601 49TH AVENUE NORTH, NASHVILLE, TN 37209

LOT NUMBER 8 OF BLOCK 97, ON THE MAP OF PLAN NUMBER 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SVETLANA STEPANOVIC BY QUITCLAIM DEED FROM SVETLANA STEPANOVIC, OF RECORD IN INSTRUMENT NUMBER 20190227-0017618, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

TRACT 2: 603 49TH AVENUE NORTH, NASHVILLE, TN 37209

LOT NUMBER 10 OF BLOCK 97, ON THE MAP OF PLAN NUMBER 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SVETLANA STEPANOVIC BY QUITCLAIM DEED FROM SVETLANA STEPANOVIC, OF RECORD IN INSTRUMENT NUMBER 20190227-0017614, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

TRACT 3: **0 49TH AVENUE NORTH, NASHVILLE, TN 37209**

LOT NUMBER 12 OF BLOCK 97, ON THE MAP OF PLAN NUMBER 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SVETLANA STEPANOVIC BY QUITCLAIM DEED FROM SVETLANA STEPANOVIC, OF RECORD IN INSTRUMENT NUMBER 20190227-0017627, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

TRACT 4: **605 49TH AVENUE NORTH, NASHVILLE, TN 37209**

LOT NUMBER 14 OF BLOCK 97, ON THE MAP OF PLAN NUMBER 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SVETLANA STEPANOVIC BY WARRANTY DEED FROM ERIC SOX, OF RECORD IN INSTRUMENT NUMBER 20120717-0062594, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

These are **improved** properties known as:

601 49TH AVENUE NORTH, NASHVILLE, TN 37209
603 49TH AVENUE NORTH, NASHVILLE, TN 37209
0 49TH AVENUE NORTH, NASHVILLE, TN 37209
605 49TH AVENUE NORTH, NASHVILLE, TN 37209

Witness our hands this the 6 day of August, 2020.

S Stepanovic
SVETLANA STEPANOVIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SVETLANA STEPANOVIC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of August, 2020.

Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY