QUITCLAIM DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

AJ–QCD-20-1433

Karen Johnson Davidson County
Batch# 515194 DEEDQC
11/12/2020 11:03:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201112-0133244

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)
The Bernard Mindich Living Trust U/D/T February 12, 2016 and The Ani Kavafian Mindich Living Trust U/D/T February 12, 2016	**New Owners**	**08302007300**
(NAME)	(NAME)	
1433 Roberts Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANI KAVAFIAN AND BERNARD MINDICH, WIFE AND HUSBAND

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

BERNARD MINDICH AND ANI KAVAFIAN MINDICH AS CO-TRUSTEES OF THE BERNARD MINDICH LIVING TRUST U/D/T FEBRUARY 12, 2016, AND ANI KAVAFIAN MINDICH AND BERNARD MINDICH AS TRUSTEES OF THE ANI KAVAFIAN MINDICH LIVING TRUST U/D/T FEBRUARY 12, 2016, AS TENANTS IN COMMON

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN KNOX COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 AND PART OF LOT NO. 12 ON THE PLAN OF MAP OF SHARPE AND HORN'S SUBDIVISION OF ELWOOD PLACE OF RECORD IN PLAT BOOK 332, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF ROBERTS AVENUE, AT THE CORNER OF LOT NOS. 10 AND 11; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 170.5 FEET TO THE SOUTH MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY EASTERLY 53 1/2 FEET TO THE WESTERLY MARGIN OF ANOTHER ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, SOUTHEASTERLY 28 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE PART OF LOT NO. 12 CONVEYED TO CHARLES R. HAZELWOOD AND WIFE, BY DEED FROM LEORA DELLA FISHER, OF RECORD IN BOOK 2701, PAGE 633, SAID REGISTER'S OFFICE; THENCE LEAVING AN ALLEY IN A WESTERLY DIRECTION 15.8 FEET TO AN IRON PIN THE EAST LINE OF LOT NO. 11; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF THE HAZELWOOD LOT, 145 FEET TO AN IRON PIN WHICH IS 4.5 FEET EAST OF THE COMMON CORNER OF LOT NOS. 11 AND 12, AND BEING IN THE NORTH MARGIN OF ROBERTS AVENUE; THENCE WEST WITH SAID AVENUE 54.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANI KAVAFIAN AND BERNARD MINDICH, WIFE AND HUSBAND BY WARRANTY DEED FROM JOHN HOPPLE AND WIFE, CLAIRE HOPPLE OF RECORD IN INSTRUMENT NO. 20170602-0054972 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2017 AND RECORDED ON JUNE 02, 2017.

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, and therefore Drafter does not accept liability for this instrument*****

This is **improved** property known as: **1433 Roberts Avenue, Nashville, TN, 37206.**

Witness my hand this the 27 day of October, 2020.

ani kavafian

JOHN SHEA
Notary Public - State of New York
NO. 01SH6390036
Qualified in Putnam County
My Commission Expires Apr 8, 2023

STATE OF New York)
COUNTY OF Westchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **ani kavafian**, 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 27 day of October, 2020.

Notary Public

My Commission Expires:

Witness my hand this the 27 day of October, 2020.

bernard mindich

JOHN SHEA
Notary Public - State of New York
NO. 01SH6390036
Qualified in Putnam County
My Commission Expires Apr 8, 2023

STATE OF New York)
COUNTY OF Westchester)

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

Witness my hand and official seal, this the 27 day of October, 2020.

Notary Public

My Commission Expires: