Karen Johnson Davidson County
Batch# 536159 DEEDQC
12/16/2020 03:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201216-0149022

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Irina Avanesova 478 Sunliner Drive, Nashville, TN 37209

17-735215 Order Number: 20-104796-TN-R

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Irina Avanesova and Grigoriy Avakov, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Irina Avanesova, a married woman,** whose address is 478 Sunliner Drive, Nashville, TN 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 303 of the Plan of Charlotte Park, Section IV of record in Plan Book 2900, Page 7-8 of the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 090-15-0-042.00
Street address of property: 478 Sunliner Drive, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20120613-0051934 in the Recorder's Office, Davidson County, Tennessee.

Signed this 6 day of November, 2020.

Signature of Grantors:

Irina Avanesova

Grigoriy Avakov

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 6 day of November, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Irina Avanesova and Grigoriy Avakov, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires 7/9/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 478 Sunliner Drive, Nashville, TN 37209
Tax Parcel: 090-15-0-042.00

Irina Avanesova
GRIGORIIS AVAKOV

Oath of Consideration

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 6 day of November, 2020.

Signatures of Affiant(s):

Irina Avanesova

_____

Sworn and subscribed before me this 6 day of November 2020.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires 7/9/2024

True Copy Certification

I, Tara Reel, 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.

Tara Reel

Signature

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 PLACER }

On 2/7/19 before me, BL Thompson, Notary public,

personally appeared TARA Reel,

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.

Signature _____ (Notary Public Seal)

B. L. THOMPSON
Notary Public - California
Sacramento County
Commission # 2251746
My Comm. Expires Aug 25, 2022

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