QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2021.
February

Notary Public

MY COMMISSION EXPIRES: 07-03-2023

(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

G-CSB-21-2310-410

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)
Bryna Oleshansky	**Same**	
(NAME) **2310 Elliott Avenue Apt 410**	(NAME)	**105-14-0C-410.00-CO**
(ADDRESS) **Nashville, Tennessee 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **David Oleshansky and wife, Deborah Oleshansky, as tenants by the entirety as to an 85% interest and Bryna Oleshansky, as tenants in common, as to a 15% interest**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bryna Oleshansky, unmarried**, hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410, as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed from Rachel Para unto David Oleshansky and wife, Deborah Oleshansky, as tenants by the entirety, as to an 85% interest and Bryna Oleshansky, as tenants in common, as to a 15% interest, of record in 20170901-0090156, Register's Office for Davidson, Tennessee.

This is **improved** property known as: **2310 Elliott Avenue Apt 410, Nashville, Tennessee 37204**.

*****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*****

Karen Johnson Davidson County
Batch# 584581 **DEEDQC**
03/04/2021 10:28:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210304-0028177

Witness my/our hand(s) this the 8 day of ~~January~~ February, 2021.

David Oleshansky

Deborah Oleshansky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 8 day of ~~January~~ February, 2021.

Notary Public
My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Bryna Oleshansky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 24 day of February, 2021.

Notary Public
My Commission Expires:

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