Karen Johnson Davidson County
Batch# 587248 DEEDQC
03/08/2021 03:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210308-0030195

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Anton A. Daniloff 7526 Oakledge Drive Brentwood, Tennessee 37027	New Owner	181 10 0A 321.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ALICIA C. DANILOFF**, a single woman ("Grantor"), does hereby quitclaim and convey unto **ANTON A. DANILOFF,** a single man (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (collectively, the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 7526 Oakledge Drive, Brentwood, Tennessee 37027. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 24 day of August, 2020.

GRANTOR:

Alicia Daniloff

Alicia C. Daniloff

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Alicia C. Daniloff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 24 day of August, 2020.

Michael Sloan II

Notary Public

My Commission Expires: 3/7/23

MICHAEL SLOAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Alicia Daniloff
AFFIANT

Subscribed and sworn to before me, this 24 day of August, 2020.

Michael Sloan II
NOTARY PUBLIC

My Commission Expires: 3/7/23

MICHAEL SLOAN II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1048 on the Plan of Autumn Oaks Subdivision, Phase 10B of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made a complete description.

Being the same property conveyed to Anton A. Daniloff and Alicia C. Daniloff, husband and wife, by deed, of record in Instrument 20141001-0090581, Register's Office for Davidson County, Tennessee.

This is improved property located at 7526 Oakledge Drive, Brentwood, Tennessee 37027.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated August 11, 2020.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21

