33941-5

Box 14

## QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 587544 DEEDQC
03/09/2021 09:44:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210309-0030624

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Serafima Torban
Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2021.

Notary Public

My commission expires: May 3, 2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Darlene Lawrence** | **"New Owner(s)"** | **136-15-0-A-023.00** |
| **3405 Old Anderson Road #121** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Serafima Naomi Torban, a married woman**

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

**Darlene Lawrence, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. 23 on the Plan of Phase 1, Watercrest Townhomes, as shown on plat, of record in Plat Book 8250, page 888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Darlene Lawrence, an unmarried woman, by Warranty Deed dated November 23, 2020 from Oleg M. Torban and Serafima Naomi Torban, husband and wife, of record in Instrument No. 20201130-0139093, Register's Office for Davidson County, Tennessee.**

**THE purpose of this instrument is to certify the previous said conveyance from Oleg M. Torban and Serafima Naomi Torban to Darlene Lawrence and to cure a defective Durable Power of Attorney, of record in Instrument No. 20201130-0139092, which was recorded without the required physician's letter.**

**Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.**

**THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.**

This is improved property, known as: **3405 Old Anderson Road #121, Antioch, TN 37013**

Witness my/our hand(s) this **3rd** day of **March, 2021.**

Serafima Naomi Torban

**Serafima Naomi Torban**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **March, 2021**

**Notary Public**

**My Commission Expires:** May 3, 2021

