Karen Johnson Davidson County
Batch# 590370 DEEDQC
03/11/2021 01:30:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210311-0032499

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 133160A01000CO; 133160A01500CO and 133160A01700CI

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Pavel Tolstov, a married man,** has bargained and sold, and by these presents do convey and quitclaims all interest she may possess to **United Trading, LLC, a Tennessee Limited Liability Company,** its successors and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

**TRACT 1:**
**BEING Unit B-4 on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, as amended in Book 9397, page 814 and Book 11509, page 965, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominiums as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.**

**BEING the same property conveyed to Pavel Tolstov, a married person, by Warranty Deed from Dien Ngoc Nguyen, unmarried, dated August 28, 2015, and recorded in Instrument No. 20150902-0089229, said Register's Office.**

**TRACT 2:**
**BEING Unit Nos. C-3 and C-5 on the Plan of Harding Glen Condominiums (formerly Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Book 9397, page 814 and Book 11509, page 965, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominiums as set forth in**

**Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.**

**BEING the same property conveyed to Pavel Tolstov, a marrier person, by Warranty Deed from Lam Nguyen and wife, Jenny Nguyen, dated August 28, 2015, and recorded in Instrument No. 20150902-0089341, Register's Office for Davidson County, Tennessee.**

**The above described property is investment property and not the primary residence of said Grantor.**

This is improved property known as: 270 Tampa Drive, #B-4, C-3 and C-5, Nashville, TN 37211

IN WITNESS WHEREOF, the parties have executed this instrument this 8th day of March, 2021.

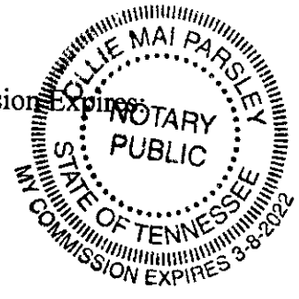
Pavel Tolstov

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pavel Tolstov, the within named bargainor, 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 at office, ~~this~~ the 8th day of March, 2021.

My Commission Expires:




Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 8th day of March, 2021.

My Commission Expires:

OLLIE N. PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

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NEW OWNER(S)
United Trading, LLC
1108 Hunters Bow Circle
Nashville, TN 37211-6939

SEND TAX BILL TO:
New Owner(s)