Karen Johnson Davidson County
Batch# 659813 DEEDQC
06/18/2021 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210618-0082647

QUITCLAIM DEED

KAITLIN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

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)
Bel-Vandy, LLC	**Same**	**104-08-0R-020.00-CO**
(NAME)	(NAME)	
421 Princess Street		
(ADDRESS)	(ADDRESS)	
Alexandria, VA 22314		
(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,

MARK CRESWELL KIRBY AND MICHELLE BOZOKI, HUSBAND AND WIFE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BEL-VANDY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 20, 19TH AND WEDGEWOOD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 19TH AND WEDGEWOOD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20190913-0093144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARK CRESWELL KIRBY AND MICHELLE BOZOKI, BY WARRANTY DEED FROM GREMADA RE, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210616-0081612, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****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*****

This is **improved** property known as: **1808 Wedgewood Avenue, Nashville, Tennessee 37212**

Witness our hands this the 16 day of June, 2021.

MARK CRESWELL KIRBY

MICHELLE BOZOKI

STATE OF Virginia)
COUNTY OF Alexandria)

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

Witness my hand and official seal, this the 16 day of June, 2021.

George Michael Colettis
Notary Public

My Commission Expires: 11/30/2025

GEORGE MICHAEL COLETTIS
NOTARY PUBLIC
REG. # 7921545
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 11/30/2025

STATE OF Virginia)
COUNTY OF Alexandria)

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

Witness my hand and official seal, this the 16 day of June, 2021.

George Michael Colettis
Notary Public

My Commission Expires: 11/30/2025

GEORGE MICHAEL COLETTIS
NOTARY PUBLIC
REG. # 7921545
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 11/30/2025

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY