Karen Johnson Davidson County
Batch# 691769 DEEDQC
08/06/2021 09:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210806-0105973

Commitment Number: 28753613
Seller's Loan Number: 11872105571996

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Demetria V. Khamken and **Sergey Kamilchu**, 2212 Sadler Ave, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119 01 0G 001.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Demetria V. Khamken, single, whose mailing address is **2212 Sadler Ave, Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Demetria V. Khamken, single,** and **Sergey Kamilchu, single**, as tenants in common, hereinafter grantees, whose tax mailing address is **2212 Sadler Ave, Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2212 Sadler Ave, Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20200316-0028950 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 119 01 0G 001.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 06-09, 2021:

Demetria V. Khamken

STATE OF TN
COUNTY OF Davidson

06-09

The foregoing instrument was acknowledged before me on 06-09, 2021 by **Demetria V. Khamken** who is personally known to me or has produced Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(45)

Notary commission Date: 09-06-2022

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 09 day of June, 2021.

x _____
Affiant

x Demetria Khamken
Print Name

(Seal)

_____
Notary Public

My commission expires:

09-06-2022

Louis N Ogiemudia SR
Print Name

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF HOMES ON SADLER AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES ON SADLER AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20190404-0030672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY CO-OWNER AND TENANTS OF HOMES ON SADLER AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20190404-0030672, AND BYLAWS APPENDED THERETO AS EXHIBIT "C" SAID REGISTER'S OFFICE, ARE HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PARCEL CONVEYED TO 20200316-0028950 FROM BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED 3/9/2020, RECORDED 3/9/2020, IN DEED AS INSTRUMENT NO. 20200316-0028950 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Brenda Leierzapf, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 9, 2021 (date of document).

Brenda Leierzapf
Affiant Signature

8-4-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries