Karen Johnson Davidson County
Batch# 706432 DEEDQC
08/30/2021 09:05:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210830-0116316

This document prepared by: T.J. Cross-Jones, Attorney
4979 Lebanon Pike, Ste. C
Old Hickory, Tennessee 37138
(615) 244-0095

From information provide
Preparer makes no warrar

QUITCLAIM DEED

Address New Owner(s):
Madi Maldini
273 Took Drive
Antioch, TN 37013

Send Tax Bills To:
Same

Map Parcel Nos.
163020b10100 CO

FOR AND IN CONSIDERATION of no money, but to comply with a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, in its case 20D-847, styled "*Madi Maldini v. Nataliia Gainadi Maldini*", and other good and valuable consideration, I, **NATALIIA GAINADI MALDINI**, by these presents do hereby quitclaim and convey unto **MADI MALDINI**, my ex-husband and single person, his successors and assigns, all my right, title and interest in and to the following tract of land:

BEING a parcel of land situated in Davidson County, State of Tennessee:

BEING Lot No. 51 Phase Two, Berkley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding legal description.

BEING the same property conveyed to Berkley Hall, LLC, by deed of record in Instrument Number 20081103-0109170 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Madi Maldini and Nataliia Maldini, husband and wife, by warranty deed of record in Instrument Number 20140918-0085649, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase Two, Berkley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20061031-0135165, Instrument No. 20070509-0055919 and Instrument No. 20140520-0043176 Register's Office for Davidson County, Tennessee. Easement or record in Instrument No. 20061117-0143185, Register's Office for Davidson County, Tennessee. Grant of Anchor Easement of record in Book 10319, Page 987; Right of Way Deed to Davidson County of record in Book 1784, Page 300 and in Book 2105, Page 428; Easement to American Telephone & Telegraph Co. of record in Book 1207, Page 530; Right of Way Deed to the State of Tennessee of record in Book 2905, Page 439; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445 and in Book 7453, Page 460; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 7597, Page 679; All matters on the Master Plat of Hickory Highlands of record in Book 6900, Page 562; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 273 Took Drive, Antioch, Tennessee 37013.

Witness my hand this 18th day of August, 2021.

Natalia Maldini
NATALIIA GAINADI MALDINI

STATE OF ~~TENNESSEE~~ GEORGIA)
COUNTY OF COWETA)

Personally appeared before me, Lois Lavine, a Notary Public, in and for said County and State, NATALIIA GAINADI MALDINI, the within named Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal on this 18th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: Nov 19, 2023

L LAVINE NOTARY PUBLIC COWETA COUNTY, GEORGIA

L LAVINE
NOTARY PUBLIC
Coweta County, Georgia
My Commission Expires
November 19, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Madi Maldini
MADI MALDINI

Sworn to and subscribed before me this 24th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 3/7/2023

T.J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY