This instrument prepared by:
Ina Trayanouskaya
483 Norfolk Dr.
Pacifica, CA 94044

Karen Johnson Davidson County
Batch# 741502 DEEDQC
10/22/2021 10:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211022-0142011

Owner/Responsible Taxpayer
Eleonora M. Troyanovskaya
4201 Samoa Dr.
Hermitage, TN 37076

Tax Map Parcel No.: 075 10 0 162.00

M.I.S. FILE NO
MD5370

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 7 day of October, 2021, by and between Ina Trayanouskaya, divorced and not since remarried, who acquired title as a married woman, whose address is 483 Norfolk Dr., Pacifica, CA 94044, ("Grantor"), and Eleonora M. Troyanovskaya, an unmarried woman, whose address is 4201 Samoa Dr., Hermitage, TN 37076, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO REMOVE INA TRAYANOUSKAYA (SISTER) FROM TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated January 19, 2018 from Michael Ray Gregory of record as Instrument Number 2018012300006960 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 4201 Samoa Dr., Hermitage, TN 37076

WITNESS the hand and seal of the party of the first part the day and year first above written.

Oct 7, 2021

Ina Trayanouskaya

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN MATEO } ss.

On OCTOBER 7TH, 2021 before me, JOSEPHINE SUEN, Notary Public, personally appeared INA TRAYANOUSKAYA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOSEPHINE SUEN
Notary Public - California
San Mateo County
Commission # 2360424
My Comm. Expires Jun 18, 2025

Signature

AFFIDAVIT OF VALUE

STATE OF CALIFORNIA)
) SS:
COUNTY OF SAN MATEO)

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. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Ina Trayanouskaya

Witness my hand, at office, this 7 day of October, 2021.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: _____

Please See Attachment of Notarization and Seal

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

(See attached)

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SAN MATEO }

Subscribed and sworn to (or ~~affirmed~~) before me on this 07th day of October, 2021

by Ina Trayanouskaya

proved to me on the basis of satisfactory evidence to be the person~~(s)~~ who appeared before me.

JOSEPHINE SUEN
Notary Public - California
San Mateo County
Commission # 2360424
My Comm. Expires Jun 18, 2025

Signature _____

OPTIONAL

Description of Attached Document

Title or Type of Document: Affidavit of Value

Number of Pages: 1

Document Date: _____

Other: _____

Other: _____

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Hermitage Estates Subdivision, Section 2, as of record
in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
Said Lot No. 281 begins at a point in the southerly margin of Samoa Drive, the common corner of Lots 341 and 281 and runs
back 115.0 feet in a southerly direction along the common line between said Lots to a point; thence 135.0 feet in a westerly
direction along the common line between Lots 281 and 282 to a point in the easterly margin of Sweden Drive; thence 90.0 feet
in a northerly direction along the said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a
northeasterly direction around said curve to a point in the southerly margin of Samoa Drive; thence 110.0 feet in an easterly
direction along said margin of said Drive to the point of beginning.

Parcel ID:075 10 0 162.00

Commonly known as 4223 Sweden Drive, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 201801230006960 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Hayley Pavlus, 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 10/7/2021 (date of document).

Affiant Signature

10/13/2021
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 13 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03 Feb 2026

NOTARY'S SEAL

