Karen Johnson Davidson County
Batch# 745350 DEEDQC
10/27/2021 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211027-0144609

QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Affiant *Subscribed and sworn before me this 29th day of September, 2021.* Notary Public My commission expires: 7/3/2023 (Affix Seal)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT PREPARED BY
Teresa M. Morgan, Attorney, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Galina Botova 249 37th Ave. North Nashville, TN 37209	Galina Botova 249 37th Ave. North Nashville, TN 37209	092 13 0 316.00

THIS CONVEYANCE is made and entered into on this 29th day of September, 2021, between **KONSTANTIN BOKOV** ("Grantor") and **GALINA BOKOVA** ("Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 89 on Shield's New West Nashville Plan of Lots, as of record in Book 57, page 77, Register's Office for said County, and a strip of ground lying between the east line of said lot, and the westerly margin of 37th Avenue North, formerly Pilcher Avenue, described together as follows:

Beginning on the westerly margin of the 37th Avenue North, formerly New Pilcher Avenue, at the northeast corner of the property conveyed to Walter Mack West, and wife, by deed from Ray Plumlee, and wife of record in Book 1584, page 342, said Register's Office; thence with the northerly line of said West Property westwardly 221 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 50 feet to the corner of Lots Nos. 88 and 89; thence with the line between said two lots, eastwardly 163.565 feet and continuing in the same direction 49.435 foot more or less, in all 213

feet, more or less to the westerly margin of said 37th Avenue North; thence with said Avenue, southwardly 50 feet more or less to the beginning.

Being the same property conveyed to Tatyana Bokova, unmarried, by Warranty Deed from Esel C. Greer, Jr., unmarried, on May 26, 1999 of record in Book 11498, Page 252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing covenants, restrictions, and easements of record.

This is improved property known as 249 37th Avenue North, Nashville, Tennessee 37209.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

KONSTANTIN BOKOV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **KONSTANTIN BOKOV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 29 day of September 2021.

Notary Public
My Commission Expires: July 3, 2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 September 29, 2021.

Teresa Morgan 10/26/2021

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on October 26, 2021.

Notary's Signature

My Commission Expires: July 3, 2023

Notary's Seal:

