QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on December 17, 2021.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 781345 DEEDQC
12/29/2021 10:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211229-0171108

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bihzhar Kokoy 275 Wallace Road Nashville, TN 37211	Same as New Owner	147-04-0-063-00

KNOW ALL MEN BY THESE PRESENTS that Bihzhar Kokoy, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Bihzhar Kokoy, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the plan of Hilbrook Section III, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee and described as follows: Beginning on the south margin of Wallace Road, at the corner of Lots 114 and 115; thence east with the road, 63 feet to a monument; thence around a curve in the southeasterly 39.3 feet to a monument in the west margin of Faulkner; Derive; thence with said Drive, South 114.6 feet to the corner of Lots 113 and 114; thence West along the line of these lots 88 feet to the rear corner of Lots 114 and 115; thence north with the line of these lots 139.76 feet to the beginning.

Being the same property conveyed to Bihzhar Kokoy by Quitclaim Deed from Bihzhar Kokoy and Kanar Kokoy, dated July 28, 2017 and recorded August 4, 2017, in Instrument No. 20170804-0080113, Register's Office for Davidson County, Tennessee.

This is improved property, known as 275 Wallace Road, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on December 17th, 2021

Bihzhar Kokoy

STATE OF Tennessee

COUNTY OF Davidson

On 12/17, 2021, before me personally appeared Bihzhar Kokoy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 17th December, 2021.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Certificate of Authenticity

I, John Cobb Rochford, 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 December 17, 2021.

Affiant Signature

December 17, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this December 17, 2021, John Cobb Rochford.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024