QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 796349 DEEDQC
01/27/2022 01:16:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220127-0010045

B-FHB-21-5404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23 (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward Mouksian, Ludmila Lelary, Deanna Dibin and Stan Dibin	~~**New Owner**~~ First Horizon Bank	
(NAME) **5404 Village Way**	(NAME) 12719 Cantrell Rd, Ste 200	**161-10-0A-027.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Little Rock AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD MOUKSIAN AND LUDMILA LELARY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD MOUKSIAN AND WIFE, LUDMILA LELARY AND DEANNA DIBIN AND HUSBAND, STAN DIBIN, all as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Villages of Brentwood, Phase One of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward Mouksian and Ludmila Lelary, husband and wife by Warranty deed from Homesales, Inc. of Delaware of record in Instrument No. 20110426-0031955 Register's Office for Davidson County, Tennessee, dated March 16, 2011 and recorded on April 26, 2011.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5404 Village Way, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 30 day of DEC., 2021.

Edward Mouksian

Ludmila LeLary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD MOUKSIAN AND LUDMILA LELARY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212