Karen Johnson Davidson County
Batch# 814571 DEEDQC
03/03/2022 08:55:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220303-0024080

Commitment Number: 28052943
Seller's Loan Number: 104105395

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Maryna Gregulic and **Anton Gregulich**, 2528 Solomon Lane, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
050 02 OA 110.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Maryna Gregulich and **Anton Gregulich, wife and husband,** and **Victoria Burk, single**, whose mailing address is **2528 Solomon Lane, Nashville, TN 37207**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Maryna Gregulic** and **Anton Gregulich, wife and husband**, as Tenants in Common with rights of Survivorship, hereinafter grantees, whose tax mailing address is **2528 Solomon Lane, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2528 Solomon Lane, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20181119-0113656 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 050 02 OA 110.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 1-30, 2021

Maryna Gregulich

Anton Gregulich

Victoria Burk

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-30, 2021 by **Maryna Gregulich** and **Anton Gregulich** and ~~**Victoria Burk**~~ who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20181119-0113656 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 050 02 OA 110.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 2/07, 2021:

Maryna Gregulich

Anton Gregulich

Victoria Burks
Victoria Burk s

STATE OF TN
COUNTY OF COFFEE

The foregoing instrument was acknowledged before me on 2/07, 2021 by ~~Maryna Gregulich and Anton Gregulich and~~ **Victoria Burk** who ~~are personally known to me~~ or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Jack W Hughes
Notary Public

My Commission Expires
Oct. 22, 2024

State of TN
County of COFFEE

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.

Subscribed and sworn to before me

This 07 day of February, 2021.

VICTORIA BURNS
Affiant

VICTORIA BURNS
Print Name

(Seal)

My Commission Expires Oct. 22, 2024

Jack W Hustin
Notary Public

My commission expires:

10/22/24

JACK W HUSTIN
Print Name

State of TN
County of Davidson

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.

Subscribed and sworn to before me

This 30 day of January, 2021.

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

(Seal)

Affiant

MARYNA GREGULICH, Anton Gregulich
Print Name

Notary Public

My commission expires:
9.21.24

Jonathan Rhyne
Print Name

Order No.: 28052943

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Belle Arbor PUD Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Assessor's Parcel No: 050 02 0A 110.00

Tennessee Certification of Electronic Document

I, Amy Cox, 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 01/30/2021 (date of document).

Affiant Signature

12/14/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/04/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries