Karen Johnson Davidson County
Batch# 830833 DEEDQC
03/30/2022 08:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220330-0036578

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy and Partners, PLLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Basilico Timo, LLC	**Same**	
(NAME) **1256 Martin Street**	(NAME)	**105-07-1-A-103.0000**
Nashville, TN 37203	(ADDRESS)	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARK SHVARTSMAN AND DANIEL SHVARTSMAN, AS JOINT TENANTS,** ("GRANTOR") HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BASILICO TIMO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE"), ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Located in Davidson County, Tennessee, being Unit No. 1256, of THE 1260 MARTIN CONDOMINIUM, as established by Declaration of record in Instrument No. 20160115-0004408, as amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384, Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Mark Shvartsman and Daniel Shvartsman, as joint tenants, by Warranty Deed from HF Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191009-0103550, Register's Office for Davidson County, Tennessee, dated October 7, 2019 and recorded on October 9, 2019.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **1256 Martin Street, Nashville, Tennessee 37203.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

6B4C646E-9CAC-40B5-9781-2FC7D4C28A68 — 2022/03/09 19:55:34 -6:00 — Remote Notary

Witness our hands this the 8th day of March 2022.

Mark Shvartsman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Shvartsman**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March 2022.

Notary Public
My Commission Expires: 11-3-2025



6B4C646E-9CAC-40B5-9781-2FC7D4C28A68 — 2022/03/09 19:55:34 -6:00 --- Remote Notary

Witness our hands this the 10th day of March 2022.

Daniel Shvartsman

Daniel Shvartsman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William E. Grones, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, **Daniel Shvartsman**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing document for the purposes herein set forth.

Witness my hand and official seal of office at this the 10th day of March 2022.

William E Grones

Online Notary Public
My Commission Expires: _____

(SEAL)

WILLIAM E GRONES
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Mar 07, 2023

Notarial act performed by audio-visual communication

6B4C646E-9CAC-40B5-9781-2FC7D4C28A68 --- 2022/03/09 19:55:34 -6:00 --- Remote Notary

I, William E. Grones, 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 March 10, 2022 March 8, 2022 (date of document).

Affiant Signature

Date 3/10/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025