Karen Johnson Davidson County
Batch# 931805 DEEDQC
10/20/2022 08:56:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221020-0114292

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF FLORIDA
COUNTY OF COLLIER

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 7th day of October, 2022.

Notary Public

My Commission Expires:
04/20/2025

MARQUIS J CARR
Notary Public - State of Florida
Commission # HH 119312
My Comm. Expires Apr 20, 2025
Bonded through National Notary Assn.

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Michael A. Nekhamkin and Lilly Y. Nekhamkin, Trustees of The Michael A. Nekhamkin and Lilly Y. Nekhamkin Revocable Trust Agreement, dated August 31, 2022 1475 Palma Blanca Court Naples, FL 34119	Same	131-05-0B-431.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL NEKHAMKIN and LILLY NEKHAMKIN,** husband and wife, (Grantors) hereby quitclaim unto **Michael A. Nekhamkin and Lilly Y. Nekhamkin,** Trustees of the **Michael A. Nekhamkin and Lilly Y. Nekhamkin Revocable Trust Agreement, dated August 31, 2022,** (Grantee) all the interest they may possess in the following parcel of land located in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 431 of Four Seasons Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, page 349 and amended in Book 6847, page 122 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Michael Nekhamkin and Lilly Nekhamkin, husband and wife, from Scott Wright and wife, Beverly Wright, by Warranty Deed, dated June 5, 2015, of record in Instrument # 20150608-0053686, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:
* Easement for ingress/egress & utilities of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
* Homeowners Association Charter of record in Book 6855, Page 917, amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.
* Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the plan of record in Book 5050, Page 30, said Register's Office.
* Easements for ingress and egress of record in Book 6869, Page 157, book 6869, page162, Book 6870, page 966 and Book 7776, page 899, in the Register's Office for Davidson County, Tennessee.
* Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.

* Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property identified 431 Summit Ridge Place, Nashville, Tennessee, 37215.

IN WITNESS WHEREOF, MICHAEL NEKHAMKIN and LILLY NEKHAMKIN have executed this Quitclaim Deed as of the 7th day of October, 2022.

MICHAEL NEKHAMKIN

LILLY NEKHAMKIN

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL NEKHAMKIN,** 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 purpose therein contained.

Witness my hand this 7th day of October, 2022.

Notary Public

My Commission Expires:
04/20/2025

MARQUIS J CARR
Notary Public - State of Florida
Commission # HH 119312
My Comm. Expires Apr 20, 2025
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LILLY NEKHAMKIN,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand this 7th day of October, 2022.

Notary Public

My Commission Expires:
04/20/2025

MARQUIS J CARR
Notary Public - State of Florida
Commission # HH 119312
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