Karen Johnson Davidson County
Batch# 939085 DEEDQC
11/08/2022 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221108-0119933

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aligned Realty, LLC, a Utah Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto, **Yelena Maltsev and David Brookshire, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1, Resubdivision of Lots 32 & 33, Plan of Pontotoc Subdivision, as shown on plat of record in Plat Book 4595, page 66, in the Register's Office for Davidson County, Tennessee.

For Information Only: Being Parcel No. 083-03-0-096-00

Being the same property conveyed to Inna Maltsev and Vladimir Maltsev, married to each other and Yelena Maltsev, as joint tenants with rights of survivorship by Quit Claim Deed from Inna Maltsev and Vladimir Maltsev, married to each other of record as Instrument No. 20200409-0037316 in the Register's Office for Davidson County, Tennessee, dated April 4, 2020 and recorded on April 9, 2020.

Also being the same property conveyed to Aligned Realty, LLC, a Tennessee limited liability company by Corrected Quit Claim Deed from Inna Maltsev and Vladimir Maltsev, married to each other and Yelena Maltsev, as joint tenants with rights of survivorship of record as Instrument No. 20220324-0034322 in the Register's Office for Davidson County, Tennessee, dated March 3, 2022 and recorded on March 24, 2022. Scrivener's Affidavit of Record correcting the Grantee to Aligned Realty LLC, a Utah Limited Liability Company in Instrument No. 20220923-0105878, Said Register's Office

Being also known as 2109 Early Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, We have hereunto set out hands on this 1st day of November, 2022.

ALIGNED REALTY, LLC

Yelena Maltsev, Member

David Brookshire, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Yelena Maltsev and David Brookshire, in their capacity as a Members of Aligned Realty, LLC, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in such authorized capacity.

Witness my hand and seal this 1st day of November, 2022.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
David Brookshire and Yelena Maltsev 2109 Earley Avenue Nashville, TN 37206	Same	Davidson County: 083-03-0-096.00

STATE OF DAVIDSON
COUNTY OF TENNESSEE

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 1st day of November, 2022.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
1/3/23

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **November 1, 2022**.

Date

Affiant Signature

November 8, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON