Karen Johnson Davidson County
Batch# 940573 DEEDQC
11/14/2022 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121155

Prepared by: Aaron C Rice, Attorney, The Law Office of Aaron Rice, LLC, 7115 Southpoint Pkwy, Suite 5 #110, Brentwood, TN 37027, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

Exempt from recordation tax pursuant to Tenn. Code Ann. § 67-4-409 (a)(3)(F)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Paul A. Voziyan and Eugenia M. Yazlovitskaya, a married couple** (hereinafter known as the Grantors), on this the 23rd day of August, 2022, for and in consideration of the sum of Ten and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto the "**Paul Voziyan and Eugenia Michelle Yazlovitskaya Living Trust" Dated August 23, 2022** (hereinafter known as the Grantee(s) all the rights, title, interest and claim in and to the following described real estate, to wit:

A certain condominium located in Davidson County, Tennessee being Unit No 412 of, Bristow West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same as set out in section 66-27-101 et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, a record as Instrument No. 20070503-0053313 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 Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to **Paul A. Voziyan and Eugenia M. Yazlovitskaya, a married couple** by Warranty Deed, from **Bristol West End Ventures, Inc., a Tennessee Corporation**, of record as instrument No. 20071016-0122737, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property act as the same as set out in sections 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, smiths and other undertakings contained in the master deed establishing a horizontal property regime of Bristol West End, a Condominium Development of record as an Instrument No. 20070503-0053313 in the registers office for Davidson county, Tennessee, as amended in Instrument No 20070629-007720, said Register's Office (collectively, as amended , the "Master Deed"), and the By-Laws amended thereto as Exhibit "B."
3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666 dated August 3, 2004, last revised May 9, 2005.
4. Twenty foot (20') sanitary sewer along the easterly lot line of lot 20 in the westerly lot lines of Lots four, five, six and seven, as shown on the ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666 dated August 3, 2004, last revised May 9, 2005.
5. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office
6. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office
7. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This improved property is located at 3000 Vanderbilt Place, #412 Nashville, TN 37212.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 23rd day of August, 2022.

Grantor's Signature

Paul A. Voziyan

211 Norfolk Lane, Nolensville, Tennessee 37135

Address

Grantor's Signature

Eugenia M. Yazlovitskaya

211 Norfolk Lane, Nolensville, Tennessee 37135

Address

In Witness Whereof

Witness's Signature

Sarah Rice

Witness's Name

8325 Elmcroft Ct

Address

Nolensville, TN 37135

City, State & Zip

Witness's Signature

Brad Oliver

Witness's Name

3126 Tristan Dr

Address

Franklin TN 37064

City, State & Zip

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Paul A. Voziyan and Eugenia M. Yazlovitskaya,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 23rd day of August, 2022.

Notary Public

My commission expires: 1-3-2023

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 Quitclaim Deed.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed and sworn before me this the 23rd day of August, 2022.

Notary Public

My commission expires: 1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The following information is not a part of this Deed:

Tennessee Certification of Electronic Document

I, Aaron Rice, 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 August 23, 2022 (date of document).

Affiant Signature

11/4/22
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4th day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 4-27-26

NOTARY'S SEAL

ANDREA T. LATHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Apr. 27, 2026