Karen Johnson Davidson County
Batch# 949710 DEEDQC
12/09/2022 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221209-0128173

Name and Address of New Owner:
Iuliia M. Gilchuk
937 Fairdale Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 141-05-0A-133.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pavlo V. Gilchuk**, "the Grantor," convey and quitclaim any interest they have unto **Iuliia M. Gilchuk**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee being Lot No. 133 on the Plan of Avondale Park, Phase 2, Section 2B of record in Instrument No. 20161103-0116517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pavlo V. Gilchuk and Iuliia M. Gilchuk, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded on August 15, 2017 and of record as Instrument No. 20170815-0083562, Register's Office for Davidson County, Tennessee.

This is improved property known as 937 Fairdale Court, Nashville, TN 37221.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6 day of December, 2022.

(SEAL)
Pavlo V. Gilchuk

STATE OF Maryland)
)
COUNTY OF Montgomery)

Personally appeared before me, a Notary Public in and for said State and County, Pavlo V. Gilchuk, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of December 2022

Notary Public
My commission expires:

Maritza Falcon
NOTARY PUBLIC
FREDERICK
MARYLAND
MY COMMISSION EXPIRES October 26, 2023

AFFIDAVIT OF VALUE

STATE OF)
)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 6th day of December, 2022

Notary Public
My commission expires: 3/3/26

File # 2022-4087

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202212090128173

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 12/6/22 (date of document).

Regina Sullo
Affiant Signature

12/8/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of December, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

