Name and Address of New Owner:
Pavlo Gilchuk
5904 Johnson Ave
Bethesda, MD 20817

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 953528 DEEDQC
12/20/2022 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221220-0131503

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

Map & Parcel No: 105-02-3F-302.00CO

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, **Iuliia Gilchuk,** "the Grantor," convey and quitclaim any interest they have unto **Pavlo Gilchuk,** "the Grantee;" the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Unit No. 302 of Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium, of record in Instrument No. 20200415-0039348 and amended in 20200609-0058742, Instrument No.20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250, and Instrument No.20210309-0030977, 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 to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.
>
> Being the same property conveyed to Pavlo Gilchuk and Iuliia Gilchuck, husband and wife by Warranty Deed from 806 Olympic, LLC, a Michigan Limited Liability Company, recorded on May 12, 2021 and of record in Instrument No. 20210512-0064295, Register's Office for Davidson County, Tennessee.

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 20th day of December 2022.

_____(SEAL)
Iuliia Gilchuk

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Iuliia Gilchuk

Personally appeared before me, a Notary Public in and for said State and County, 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 20th day of December 2022.

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

Notary Public
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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.

Regina Sullo
(Affiant)

Sworn to and subscribed before me this 20th day of December 2022.

Notary Public
My commission expires: 3/3/26

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

File # 2022-4087

202212200131503

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 12.20.22 (date of document).

Regina Sullo
Affiant Signature

12.20.22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

