Karen Johnson Davidson County
Batch# 955461 DEEDQC
12/28/2022 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20221228-0132999

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Aleksandr Zheltkov	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 7443 Stacy Drive	(STREET ADDRESS)	142 02 064.00
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Anatoliy Zheltkov, unmarried** Grantor, does hereby quitclaim and convey unto **Aleksandr Zheltkov, unmarried,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, said Register's Office, described as follows:
Said Lot No. 85 fronts 85 feet on the southerly side of Stacy Drive and extends back 150 feet between parallel lines to a dead line in the rear measuring 85 feet thereon.

Being the same property conveyed to Anatoliy Zheltkov, by deed from Natalya Zheltkova and Vladimir Zheltkov of record in Instrument No. 201603280029047, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7443 Stacy Drive, Nashville, TN 37221

E A CARTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 250,000.00

Subscribed and sworn to before me this the 27 day of December, 2022.

Affiant

My commission expires: 1/28/26 (Affix Seal)

Notary Public

Witness my hand this 27 day of December, 2022.

Anatoliy Zheltkov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of December, 2022, before me personally appeared **Anatoliy Zheltkov**, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 27 day of December, 2022.

Notary Public

My Commission Expires: 1/28/26

E A CARTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/27/22 (date of document).

Affiant Signature

12/28/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY