File No **QC File 2023**

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1060750 **DEEDQC**
10/16/2023 10 28 52 AM 2 pgs
Fees $12 00 Taxes $0 00

20231016-0080777

LACEY ALATRACCHIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

STATE OF **TENNESSEE**
COUNTY OF **Williamson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October 2023

Notary Public

MY COMMISSION EXPIRES 3/9/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Anthony Valery Dikhtyar - Owner
5830 Petersburg Lane
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Anthony Valery Dikhtyar	**SAME AS OWNER**	MAP **119 01 0 488.00**
(NAME) **5830 Petersburg Lane**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Valery Dikhtyar and wife Liya Dikhtyar

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER CONVEY ANY AND ALL RIGHTS TITLE AND INTEREST EITHER PERSONAL OR BY OPERTAION OF LAW UNTO,

Anthony Valery Dikhtyar, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Lot No. 85, Map of Re-Subdivision of Lots 7, 8, 9 and 10 and part of Lots 6, 11, 12 and 13 in the Plan of Cumberland Nurseries, as shown by plat appearing of record in Plat Book 332, page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to **Valery Dikhtyar and wife, Liya Dikhtyar** by Warranty Deed from Joann Hill and husband, David R. Hill, dated March 14, 2003 and filed of record March 21, 2003 in Instrument No. 20030321-0037463, Register's Office for Davidson County, Tennessee

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following

1) **2023** taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as **113 Valeria Street, Nashville, TN 37210**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS my hand and official seal at office this 11th day of October 2023

Valery Dikhtyar

Liya Dikhtyar

STATE OF **TENNESSEE**
COUNTY OF **Williamson**

Personally appeared before me, **Valery Dikhtyar** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11th day of October 2023.

NOTARY PUBLIC

LACEY ALATRAQCHIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027

My Commission Expires
3/9/27

STATE OF **TENNESSEE**
COUNTY OF **Williamson**

Personally appeared before me, **Liya Dikhtyar**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11th day of October 2023.

NOTARY PUBLIC

LACEY ALATRAQCHIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027

My Commission Expires
3/9/27

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.