This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17144-AP

Karen Johnson Davidson County
Batch# 1061661 DEEDQC
10/18/2023 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231018-0081638

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Dana Donnell
Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 18 day of October, 2023.

Notary Public
My Commission Expires: 1/4/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stan Dibin & Deanna Dibin 104 Lexington Court Nashville, TN 37215	New Owner	081-01-0-044.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **X5 Construction LLC,** a Tennessee limited liability company, ("Grantor") do/does hereby quitclaim and convey unto **Stan Dibin & Deanna Dibin, husband and wife** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of Homes at 1819 River Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1819 River Drive, of record in Instrument No. 20211021-0141191, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1819 River Drive, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, the plat of record in Book 547, Page 155, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being part of the same property conveyed to X5 Construction LLC, a Tennessee limited liability company by Warranty Deed from C&H Properties, LLC, a Tennessee limited liability company, dated August 20, 2021, recorded August 23, 2021, of record Instrument No. 20210823-0113640, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1819 B River Drive, Nashville, TN 37218**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2023.

GRANTOR:

X5 Construction, LLC

By: Ruslan Bagirov
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rozalind Ruth of the state and county mentioned, personally appeared Ruslan Bagirov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of X5 Construction LLC, the within named bargainor, a Limited Liability Company, and that such Ruslan Bagirov as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

WITNESS my hand and seal at office this 18th day of October, 2023.

Notary Public
My Commission expires: 1/4/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 10/18/2023.

Roxalind Ruth
Affiant Signature

10/18/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of October 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

