Karen Johnson Davidson County
Batch# 1116597 DEEDQC
04/01/2024 07:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240401-0021868

QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL **CONSIDERATION OR VALUE, WHICHEVER** IS GREATER FOR THIS TRANSFER IS $10.00

Affiant

Subscribed and sworn to me on 03/28/2024.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Aidar Vafin 1105 Chelsey Ct Brentwood, TN 37027	NEW OWNER	072 09 4K 001.00CO (as to UNIT 911A) 072 09 4K 002.00CO (as to UNIT 911B)

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that AVD LLC, a Tennessee limited liability company, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Aidar Vafin, his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Certain units located in Davidson County, Tennessee, being known and designated as Unit No. 911A and 911B of 911 Delmas Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 911 Delmas Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20220324-0034110, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to AVD LLC, a Tennessee limited liability company, by Warranty Deed from BACA LLC, a Tennessee limited liability company, of record in Instrument No. 20230418-0028513, in the Register's Office of Davidson County, Tennessee, dated April 14, 2023 and recorded on April 18, 2023.
>
> This is improved property known as 911 A Delmas Avenue, Nashville, TN 37216 and 911 B Delmas Avenue, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 03/28/2024.

AVD LLC

By: **Aidar** Vafin
Its: Authorized Member

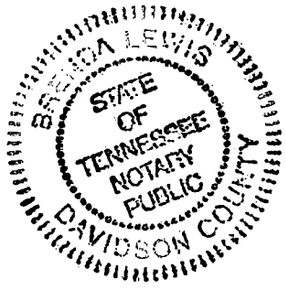
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Aidar Vafin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized member of AVD LLC, the within named bargainor, and that he as such authorized member executed the foregoing instrument for the purposes therein contained, by signing for AVD LLC by himself as authorized member.

Witness my hand and official seal on 03/ 28 /24.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **March 28, 2024.**

Signature 03/28/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 28th day of March, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY