Karen Johnson
Batch # 1122751
04/15/2024 10:28 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240415-0026606

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 12th day of April, 2024.

Notary Public: _____
My Commission Expires: 02-17-2027

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

ADDRESS OF NEW OWNER:
Egor Danylov & Dmitri Danylov
5008 Perth Court
Spring Hill, TN 37174

SEND TAX BILLS TO:
Same

MAP/PARCEL:
086-14-0-E-023.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MANTARO LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **EGOR DANYLOV AND DMITRI DANYLOV**, (hereinafter referred to as "**GRANTEES**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 23, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504 and in Instrument No. 20220310-0027561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Mantaro LLC, a Tennessee limited liability company by deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, dated June 17, 2022, of record in Instrument No. 20220623-0071616, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 532 Taffy Way, Hermitage, TN 37076.

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, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 12th day of April, 2024.

MANTARO LLC

By: Egor Danylov
Its: Managing Member

By: Dmitri Danylov
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Egor Danylov and Dmitri Danylov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged themselves to be the Managing Members of MANTARO LLC, a Tennessee limited liability company, the within named bargainor, and that they as such Managing Members being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of MANTARO LLC, a Tennessee limited liability company by Egor Danylov and Dmitri Danlov as such Managing Members.

Witness my hand and official in Franklin, Tennessee, this 12th day of April, 2024.

Notary Public

My commission expires:

MISTY M THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027