Name and Address of New Owner:
Olga Lochtchinina and Igor Tolstocheev
45 Vía De La Valle, Lake Elsinore, CA 92532

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 076010074000

Karen Johnson Davidson County
Batch# 1127877 DEEDQC
04/26/2024 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030524

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Kirill Tolstocheev,** "the Grantor," convey and quitclaim unto **Olga Lochtchinina and Igor Tolstocheev, wife and husband,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

LAND situated in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 575 on the Plan of Tulip Grove Subdivision, Section 10 of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Igor Tolstocheev from Glenn T. Tidwell, a single person by Warranty Deed dated March 7, 2007 of record in Instrument No. 20070320-0033837, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Igor Tolstocheev and Olga Lochtchinina, Husband and Wife, as to a one-half interest as tenants by the entirety and Kirill Tolstocheev, as to a one-half interest, from Igor Tolstocheev by Quitclaim Deed dated February 19, 2016, of record in Instrument No. 20160222-0016399, Register's Office for Davidson County, Tennessee.

Being improved property known as 548 & 550 Tulip Grove Road, Hermitage, Tennessee, 37076.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 24 day of April, 2024.

By: _____
Kirill Tolstocheev

STATE OF California
COUNTY OF Los Angeles

On this 24 day of April, 2024, before me personally appeared **Kirill Tolstocheev**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand at office, this 24 day of April, 2024.

_____
Notary Signature
My commission expires: July 16. 2026

ALEX LIRA
COMM. #2408480
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 16, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms 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 and voluntary sale.

By: _____
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 25 day of April, 2024.

_____
Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.25.24.

Affiant Signature

4.25.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of April, 2024.

Notary Signature

My Commission Expires: 5.9.26

