Karen Johnson
Batch # 1132866
05/09/2024 11:16:59 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240509-0034198

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 8th day of May, 2024.

Notary Public: _____
My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-17-2027

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-D-015.00 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 15 as shown on the Final Plat Revision of lot 11 thru 15, Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20200623-0067577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Joan Lee Williams, unmarried, dated October 16, 2017, of record in Instrument No. 20171020-0107487, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Mantaro LLC, a Tennessee limited liability company, by Quitclaim Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, dated March 20, 2021, of record in Instrument No. 20210310-0031586, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 217 Hermitage Point Drive, 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 8th day of May, 2024.

MANTARO LLC

By: Bryan D. Spicer
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized Agent of MANTARO LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent 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 Bryan D. Spicer as such Authorized Agent.

Witness my hand and official in Franklin, Tennessee, this 8th day of May, 2024.

Notary Public

My commission expires:

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-17-2027