Karen Johnson
Batch # 1136608
05/20/2024 10:43:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240520-0037192

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 17 day of May, 2024.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
VNH Realty, LLC 110 Duke Street Unit #3 Nashville, TN 37207	New Owner	071-07-0G-003.00-CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vladislav Barshinov, a married man,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **VNH Realty, LLC, a Tennessee limited liability company,** Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 3 of Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Trinity Heights Townhomes of record in Instrument No. 20180907-0089045 and amended in Instrument No. 20200316-0028784, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Vladislav Barshinov, a married man, Warranty Deed from Shakhlo Amy Karaman, single woman, dated October 10, 2023 of record as Instrument No. 20231013-0080425, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **110 Duke Street Unit #3, Nashville, TN 37207.**

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

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

WITNESS my hand this 16 day of May, 2024.

Vladislav Barshinov

STATE OF Nevada
COUNTY OF Clark

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Vladislav Barshinov, to me known, (or proved to me on the basis of satisfactory evidence), to be the person or persons), described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of May, 2024.

Notary Public

My commission expires: 02-01-2026

PAMELA L. GREENWOOD
Notary Public, State of Nevada
No. 22-9524-01
My Appt. Exp. Feb. 1, 2026