Karen Johnson Davidson County
Batch # 1224880 DEEDQC
01/09/2025 11:47:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250109-0001945

This instrument was prepared by:
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(615) 497-0763
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ADDRESS NEW OWNER:
THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024
Andrei Panfil Apruda and Alexandra Apruda, Trustees
8472 Indian Hills Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Same

MAP/PARCEL:
141 06 0A 073.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Andrei Panfil Apruda and Alexandra Apruda as husband and wife and joint trustees, in connection with the administration of their revocable living trust, now convey, release, and forever quitclaim from themselves, as married individuals, to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024 all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Land in Davidson County, Tennessee, being Lot No. 60, on the Final Plat of Revision to Lots 59 and 60, Poplar Ridge, Section Six, a Planned Unit Development, of record in Plat Book 9700, Page 680, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stone Steps Realty, Inc. by Substitute Trustee's Deed from Denise D. Griffin, as Substitute Trustee, of record in Instrument 20070214-0018559, Register's Office for Davidson County, Tennessee, dated February 2, 2007.

Being the same property conveyed to Andrei Apruda, married, (aka Andrei Panfil Apruda) by Warranty Deed from Stone Steps Realty, Inc. of record in Instrument 20070606-0067720, Register's Office for Davidson County, Tennessee, dated June 6th, 2007.

THIS CONVEYANCE REMAINS SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 680, Register's Office for Davidson County, Tennessee.

Subject to undivided interest in and to the general and/or restricted common areas and facilities of Section Six, Poplar Ridge, a Planned Unit Development, said areas are set forth and defined in Restrictions of record in Book 8113, page 105 and in Book 10948, page 482, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8113, page 116, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8232, page 501, Register's Office for Davidson County, Tennessee.

The property is commonly known as 7528 DOVE VALLEY DRIVE, NASHVILLE 37221.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust.

I, the above-listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Andrei Panfil Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Andrei Panfil Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 8th of January 2025.



Notary Public
My Commission Expires:

DEC 19 2028

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I, the above listed grantor conveys my marital interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Alexandra Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexandra Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 8th of January 2025.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Andrei Panfil Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Andrei Panfil Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 8th of January 2025.



Notary Public
My Commission Expires:
DEC 19 2028

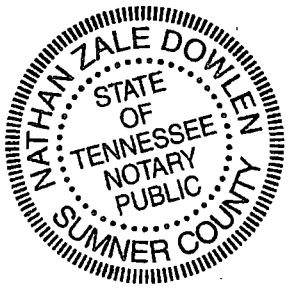
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Alexandra Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexandra Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 8th of January 2025.



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.