Karen Johnson
Batch # 1224880
01/09/2025 11:47:48 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20250109-0001946

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

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:
098 00 0 208.00

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. 1, on the plan of BOUNDARY SURVEY FOR JOHN D. LILES AND WIFE LISA A. LILES, as shown on plat of record in Instrument 20161109-0118782, Register's Office for Davidson County and in Plat Book P28, Page 821, Register's Office for Wilson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to New Beginning International Ministry, Inc., a Tennessee Corporation by Warranty Deed from John Daniel Liles and wife, Lisa Liles, dated 11/09/2016, of record in Instrument 20161117- 0121322, Register's Office for Davidson County, Tennessee and in Book 1730, Page 2102, in the Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Andrei Apruda, (aka Andrei Panfil Apruda) and Alexandra Apruda, husband and wife, by Warranty Deed from New Beginning International Ministry, Inc. a Tennessee Corporation, dated February 23rd, 2021, filed March 5th, 2021, and recorded Instrument

No. 20210305-0029568, Register's Office for Davidson County, Tennessee.[1]

All matters shown on the plat of record in Instrument 20140226-0016216, in the Register's Office for Davidson County, Tennessee and in Plat Book P27, Page 150, in the Register's Office for Wilson County, Tennessee. All matters shown on the plat of record in Instrument 20161109-0118782, in the Register's Office for Davidson County, Tennessee and in Plat Book P28, Page 821, in the Register's Office for Wilson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 20161117-0121322, Register's Office for Davidson County, Tennessee and in Book 1730, Page 2102, Register's Office for Wilson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Declaration of and Grant of Easements of record in Instrument 20161109-0118789, in the Register's Office for Davidson County, Tennessee and in Book 1730, Page 1078, in the Register's Office for Williamson[2] County, Tennessee. Rights of tenants under any unrecorded leases

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The property is commonly known as 3179 EARHART RD, HERMITAGE, Tennessee, 37076.

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

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[1] ***This deed was corrected by two (2) separate Scrivener's Affidavits.*** *The first (1st) being filed May 20th, 2021, and recorded as Instrument No. 20210520-0068315 Register's Office for Davidson County, Tennessee. The second (2nd) being filed May 24th, 2021, and recorded as Instrument No. 20210524-0070107, Register's Office for Davidson County, Tennessee.*

[2] **This appears to be a typographical error on the 2021 deed. It appears that this should be "Wilson" and not "Williamson".**

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.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

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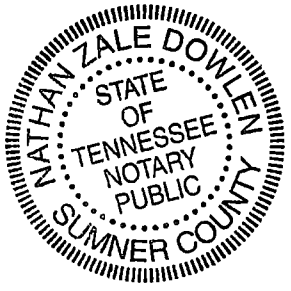
I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

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

AFFIDAVIT

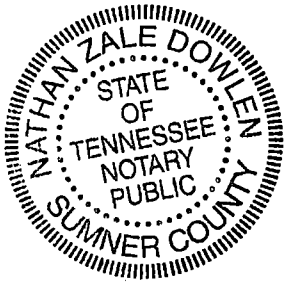
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

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

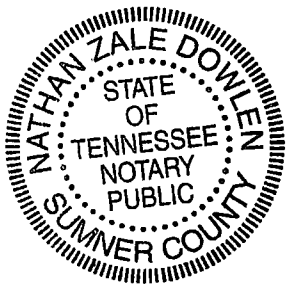
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

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.