This Instrument Was Prepared by:
NBTS INC
5029 Edmondson Pike
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1260720 DEEDQC
04/17/2025 08 58 09 AM 3 pgs
Fees $17 00 Taxes $0 00
20250417-0029319

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP AND PARCEL NO.:
P&D Investment LLC	**P&D Investment LLC**	**133160A01000CO**
891 W Main Street	**891 W Main Street**	**133160A01500CO**
Hendersonville, TN 37075	**Hendersonville, TN 37075**	**133160A01700CI**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **United Trading, LLC, a Tennessee Limited Liability Company** (the "Grantor") has bargained and sold, and by these presents does transfer, release, relinquish, quitclaim and convey unto **P&D Investment, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

TRACT 1:
BEING Unit B-4 on the plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, as amended in Book 9397, page 814 and Book 11509, page 965, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest n the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of Barcelona Condominiums as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit

Being the same property conveyed to United Trading, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Pavel Tolstov, married person dated March 8, 2021, and recorded March 11, 2021 in Instrument No 20210311-0032499, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Pavel V Tolstov, married person by Warranty Deed from Dien Ngoc Nguyen, unmarried, dated August 28, 2015 and recorded September 2, 2015 in Instrument No. 20150902-0089229, Register's Office of Davidson County, Tennessee.

TRACT 2:
BEING Unit C-3 and C-5 on the plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Book 9397, page 814 and Book 11509, page 965, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest n the Common Elements appurtenant to said Unit as set forth in Exhibit A 1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominiums as set forth in Exhibit A-2 of this Master Deed.

Being the same property conveyed to United Trading, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Pavel Tolstov, married person dated March 8, 2021, and recorded March 11, 2021 in Instrument No. 20210311-0032499, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Pavel V Tolstov, married person by Warranty Deed from Lam Nguyen and wife, Jenny Nguyen, dated August 28, 2015 and recorded September 2, 2015 in Instrument No 20150902-0089341, Register's Office of Davidson County, Tennessee

The above described property is investment property and not the primary residence of said Grantor:

This is improved property commonly known as 270 Tampa Dr. Apt B-4, C-3 and C-5, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, Grantor has executed this instrument this 15th day of April, 2025.

By: _____

Name: Pavel V Tolstov, Member

United Trading, LLC, Grantor

SEUNG U LEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pavel V Tolstov, known to me or proved to me to be the person whose signed to the within document and acknowledged to me that he executed the same for the purpose therein contained

Witness my hand and notarial seal this 15th day of April, 2025.

My commission expires 01/04/2027

By: _____

Name: Notary Public

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the true and actual consideration for this transfer or the value of the property transferred is $ 1 00.

Subscribed and sworn to before me
This 15th day of April, 2025.

Affiant

Pavel V Tolstov, Member

United Trading, LLC, Grantor

SEUNG U LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Subscribed and sworn to before me this 15th day of April, 2025

Notary Public
My commission expires: 01/04/2027