QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 116423 DEEDQC
07/13/2018 03:02:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180713-0068382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$0.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy, Paulus & Carney, PLLC
Loy Carney, Attorney at Law
2012 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zvezda 1, LLC (NAME)	**Same** (NAME)	
P.O Box 158706 (ADDRESS)	(ADDRESS)	**09208005700**
Nashville, TN 37215-9342 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MAX KHAZANOV ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN ATTACHED **EXHIBIT A**.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **1416 Jo Johnston Ave., Nashville, TN 37203**

Witness our hands this the **31st** day of **DECEMBER, 2017.**

Max Khazanov

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Max Khazanov**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of December, 2017.

Notary Public
My Commission Expires: 8/20/2019

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

1416 Jo Johnston Ave., Nashville, TN 37203

Land in Davidson County, Tennessee, being Part of Lot No. 134 on the Plan of McNairy's Mansion House Tra. as of record on the front fly leaf of Book 9, Register's Office for said County, and being the Southerly part of Lot No. 18 on the unregistered plan of Samuel Watkins Lots, described as follows:

Beginning on the Northerly margin of Jo Johnston Avenue, formerly line Street, at a point 200 feet East of the Easterly margin of 16th Avenue, North, formerly Park Street, said Point being the Northeast corner of Jo Johnston Avenue and an alley; thence with the Northerly margin of said Avenue, Eastwardly 45 feet to the Southwest corner of Lot No. 131 on the plan of Watkins Unsold Lots, as of record in Book 57, Page 13, said Register's Office; thence with the Westerly line of said Lot 131, Northwardly 117 feet to the Southeast corner of the property conveyed to J. T. Allen by deed from L. H. Davis and wife of record in Book 349, Page 54, said Register's Office; thence with said Allen's Southerly line, Westwardly 45 feet to the Easterly margin of an alley; thence with said alley Southwardly 117 feet to the beginning.

Being the same property conveyed to the Grantor herein by instrument of record at 20141202-0110459, Register's Office for Davidson County, Tennessee.