QUITCLAIM DEED

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

20180713-0068401

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, ~~2018~~ 2017.

Notary Public

MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY (and return
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 ~~159342~~ 158706 (ADDRESS)	(ADDRESS)	**09206018900**
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,

JENNIFER 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: **2812 Batavia St, Nashville, TN 37209**

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

Jennifer Khazanov

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer 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:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

EXHIBIT A
LEGAL DESCRIPTION

2812 Batavia St., Nashville, TN 37209

Being Lots Nos. 1 and 2 of the Block in the rear of Block "C" on the Map of Fisk University Subdivision, as of record in Book 421, page 4 and 5, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Batavia, formerly Zollicoffer Street at the common corner of Lots Nos. 2 and 3 of said Block, being the southeast corner of the property conveyed to Thomas Wade and wife by deed from Richard Holt and wife, as of record in Book 1714, page 2, said Register's Office said point lying easterly 216 feet along the northerly margin of Batavia Street from the northeast corner of the intersection of Batavia Street and 30th Avenue North, formerly Howard Street; thence with the line between said lots Nos. 2 and 3 northerly 177 feet to the southerly margin of an alley; thence with the southerly margin of said alley easterly 57 feet to the rear common corner of said lot No. 1 and Lot No. 5 on the plan of Adam Young lots, as of record in Book 57, page 81, said Register's Office; thence with the line between said lots Nos. 1 and 5 southerly 177 feet to the northerly margin of Batavia Street; thence with the northerly margin of Batavia Street westerly 57 feet to the beginning.

Less and except the property conveyed to the State of Tennessee by Deed of record in 4104, page 170, Register's Office for Davidson County, Tennessee, described as follows:

> Being Lots Nos. 1 and 2 of the Block in the rear of Block "C" on the map of Fisk University Subdivision, as of record in Book 421, page 4 and 5, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the southerly margin of an alley, said point being the common corner between Lots 2 and 3 on the map of Fisk University Subdivision, as of record in Book 421, page 4 and 5, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said alley and the northerly boundary of Lots 1 and 2 in the aforesaid subdivision, N 81 deg. 58'38" E 57 feet to a point, said point being the common corner between said Lot 1 and Lot 5 in the Adam Young Place, as of record in Book 57, page 81, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 1 and 5, S 10 deg. 39'46" E 77.40 feet to a point; thence S 19 deg 45'18" W 112.46 feet to a point in the northerly margin of Batavia Street, said point being the common corner between said Lots 2 and 3; thence with the common line between said Lots 2 and 3, N 10 deg 39'46" W 177 feet to the point of beginning. Containing 7,243 sq. ft. +/-.

Being the same property conveyed to the Grantor herein by instrument of record at 20140904-0080863, Register's Office for Davidson County, Tennessee.