# QUITCLAIM DEED

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

20180713-0068405

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: ~~[illegible]~~

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 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** | **Same** | |
| (NAME) | (NAME) | |
| **P.O Box ~~159342~~ 158706** | | **09205030600** |
| (ADDRESS) | (ADDRESS) | |
| **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 ~~im~~**proved** property known as: **3215 Clifton Ave, Nashville, TN 37209-3826**

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:

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

# EXHIBIT A
# LEGAL DESCRIPTION

**3215 Clifton Ave., Nashville, TN 37209**

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of G.E. Jackson's Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to the Grantor herein by instrument of record at 20171018-0106577, Register's Office for Davidson County, Tennessee.