QUITCLAIM DEED

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

20180713-0068412

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 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		**10406011800**
(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 **improved** property known as: **3316 Acklen Ave, Nashville, TN 37212-3218**

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

3316 Acklen Ave., Nashville, TN 37209

Land in Davidson County, Tennessee, being the westerly 20 feet front and 5 feet rear of Lot No. 95 and the easterly part of Lot No. 96 on the Plan of Bransford Realty Company's West End Heights of record in Plat Book 332, Page 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the north margin of Love Circle, 41 feet westerly from the corner of Lots 95 and 96; thence north 9 deg. 15' west, 16 feet to an iron pin; thence south 80 deg. 45' west, 4 feet to an iron pin; thence north 9 deg. 15' west 49 feet to an iron pin; thence north 28 deg. east 30 feet to an iron pin; thence north 2 deg. 30' east 61.5 feet to the south margin of a 20 foot alley; thence eastwardly 35 feet with said alley to a point 5 feet east of the corner of said lots 95 and 96; thence south 8 deg. 45' east 150 feet to the northerly margin of Love Circle at a point 20 feet easterly from the corner of Lots 95 and 96; thence westerly with the margin of Love Circle 61 feet to the beginning.

Being the same property conveyed to the Grantor herein by instrument of record at 20160408-0034030, Register's Office for Davidson County, Tennessee.