Karen Y Johnson Davidson County
Batch# 151266 DEEDQC
10/15/2018 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181015-0101646

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Red River Development, LLC (NAME)	**Same** (NAME)	
3316 Acklen Ave (ADDRESS)	(ADDRESS)	**104-06-0-118.00**
Nashville, Tennessee 37212 (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,

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

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

RED RIVER DEVELOPMENT, 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 AS FOLLOWS, TO WIT:

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 DEGREES 15' WEST, 16 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 45' WEST, 4 FEET TO AN IRON PIN; THENCE NORTH 9 DEGREES 15' WEST 49 FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES EAST 30 FEET TO AN IRON PIN; THENCE NORTH 2 DEGREES 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 DEGREES 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 ZVEZDA **1, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, BY QUITCLAIM DEED FROM **MAX KHAZANOV**, OF RECORD IN INSTRUMENT NUMBER **20180713-0068412**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 12 day of October, 2018.

Zvezda 1, LLC, A Tennessee Limited Liability Company

By: Max Khazanov

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 12 day of October, 2018, before me personally appeared **Max Khazanov**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Zvezda 1, LLC, A Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Zvezda 1, LLC, A Tennessee Limited Liability Company**, as Member.

Witness my hand and official seal, this the 12 day of October, 2018.

Notary Public

My Commission Expires: 8/20/2019

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY