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 19 DAY OF February 2019

Notary Public

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

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Karen Johnson Davidson County
Batch# 197334 DEEDQC
02/21/2019 08:54:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190221-0015599

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)
Zvezda 1 LLC	Same	
(NAME)	(NAME)	
P.O. Box 158706		09207024800
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, MARRIED ("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 AS FOLLOWS, TO WIT:

THE EASTERLY ONE HALF OF LOT NO.5 IN THE SUBDIVISION OF LOTS NOS. 8,9, AND 10 OF THE BOYD MC-NAIRY TRACT, AS OF RECORD IN BOOK NO.21, APGE 93, OF THE REGISTER'S OFFICE FOR SAID COUNTY, SAID EASTERLY ONE HALF OF LOT 5 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BOOKER STREET, FORMERLY HARDING STREET, AND RUNS BACK 192.6 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 192 FEET ON THE EASTERLY LINE TO AN ALLEY, AND WAS WILLED TO LULA G. STEWART, BY HER HUSBAND, JOE M. STEWART, AS SET FORTH IN WILL BOOK NO. 37, PAGE 503, OF THE COUNTY COURT FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO MAX KHAZANOV, MARRIED FROM CHRISTOPHER ING, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20180406-0032743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **2315 Booker Street, Nashville, TN 37208**

Witness our hands this the 19th day of February, 2019.

Max Khazanov

STATE OF TN)
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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of February, 2019.

Notary Public

My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020