Karen Johnson Davidson County
Batch# 251171 DEEDQC
07/01/2019 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190701-0064005

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 28th DAY June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Jasmine Halley Biddick (NAME)	**Same** (NAME)	
1715B 14th Ave S (ADDRESS)	(ADDRESS)	**105050Q00200CO**
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

JASMINE HALLEY BIDDICK AND ZVEZDA 2 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 UNIT B, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1715 14TH AVENUE SOUTH TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20141106-0102529, 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 ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM JENNIFER KHAZANOV, OF RECORD IN INSTRUMENT NUMBER 20180713-0068385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.* JASMINE HALLEY BIDDICK AS TO A .05% INTEREST AND ZVEZDA 2 LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS TO A 95.5% INTEREST, TOGETHER AS TENANTS IN COMMON.

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: **1715B 14th Ave S, Nashville, TN 37212**

Witness our hands this the 28th day of June, 2019.

ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: **Max Khazanov**
Its: **Authorized Agent**

STATE OF TN)
COUNTY OF Davidson)

On this the 28th day of June, 2019, 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 Authorized Agent of **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, a limited liability company, and that he as such ~~Member,~~ Authorized Agent 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 Authorized Agent.

Witness my hand and official seal, this the 28th day of June, 2019.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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