QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2019.

Notary Public

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

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-CB-19-729

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Khazanov	**New owner**	
(NAME)	(NAME)	**092-06-0-366.00**
729 28th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAX KHAZANOV, MARRIED** hereinafter called the Grantee(s), 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 Lot No. 6 on the Plan of L.C. Thuss' Subdivision of a Part of the Barrow Lands of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 front 40 feet each on the Westerly side of 28th Avenue North and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Max Khazanov, a married man by Warranty deed from E3 Construction Services LLC, a Tennessee limited liability company of record in Instrument No. 20180917-0092198 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

Being the same property conveyed to Zvezda 1 LLC, a Tennessee limited liability company by Quitclaim deed from Max Khazanov, married of record in Instrument No. 20190221-0015600 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 21, 2019.

This is **improved** property known as: **729 28th Ave N., Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch# 252225 DEEDQC
07/03/2019 10:07:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190703-0065064

Witness my/our hand(s) this the 28th day of June, 2019.

Zvezda 1 LLC, a Tennessee limited liability company

Max Khazanov, Member

Jennifer Khazanov, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Max Khazanov, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Zvezda 1, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Khazanov, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Zvezda 1, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212