Karen Johnson Davidson County
Batch# 259781 DEEDQC
07/22/2019 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190722-0071316

QUITCLAIM DEED

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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 July 2019

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(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)
Jasmine Halley Biddick	**Same**	
(NAME)	(NAME)	**105050Q00200CO**
1715 B 14th Ave S		
(ADDRESS)	(ADDRESS)	
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 2, LLC A TENNESSEE LIMITED LIABILITY COMPANY, AND 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 JENNIFER MILLER* ("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 JASMINE HALLEY BIDDICK AND ZVEZDA 2, LLC A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM ZVEZDA 1, LLC A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20190701-0064005 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *JASMINE HALLEY BIDDICK AS TO A .05% INTEREST AND JENNIFER MILLER AS TO A 99.95% INTEREST.

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

This is **improved** property known as: **1715 B 14th Avenue S, Nashville, TN 37212**

Witness our hands this the 19 day of July, 2019.

Zvezda 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

Zvezda 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

STATE OF Tennessee)
COUNTY OF _____)

On this the 19 day of July, 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 2, LLC**, 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 2, LLC**, as **Authorized Agent**.

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

Notary Public

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 19 day of July, 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**, 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**, as **Authorized Agent**.

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

Notary Public

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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