QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 449595 DEEDQC
08/04/2020 01:46:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200804-0086249

B-CSB-20-1715B

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 31 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: September 7, 2021

(AFFIX SEAL)

Margaret Mayes State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY

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)
Jennifer Khazanov	**New Owner**	
(NAME) **PO Box 159342**	(NAME)	**105-05-0Q-002.00-CO**
(ADDRESS) **Nashville, TN, 37215**	(ADDRESS)	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASMINE HALLEY BIDDICK AND JENNIFER MILLER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER KHAZANOV,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 1715 14th Avenue South Townhomes, a Horizontal Property Regime With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1715 14th Avenue South Townhomes of record in Instrument Number 20141106-0102529, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to **JASMINE HALLEY BIDDICK AND JENNIFER MILLER** from **ZVEZDA 2, LLC A TENNESSEE LIMITED LIABILITY COMPANY, AND ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** of record in **INSTRUMENT NO. 20190722-0071316**, Register's Office for Davidson, Tennessee. Jennifer Miller and Jennifer Miller Khazanov are one in the same person.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1715 B 14th Ave S, Nashville, Tennessee 37212**.

Witness my hand this the 31st day of July, 2020.

JASMINE HALLEY BIDDICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASMINE HALLEY BIDDICK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2020.

Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Witness my hand this the 31 day of July, 2020.

JENNIFER MILLER KHAZANOV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER MILLER 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of July, 2020.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021