QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 449681 DEEDQC
08/04/2020 03:15:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200804-0086375

B-CSB-20-613-3

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: 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)
Max Khazanov	**New Owner**	
(NAME)	(NAME)	**092-10-0F-015.00-CO**
PO Box 159342		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215		
(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, **ZVEZDA 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MAX 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:

Land in Davidson County, Tennessee, being Unit No. 15, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170523-0051197 and being shown on Plat attached thereto as Exhibit "C", 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 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** of record in **INSTRUMENT NO. 20180307-0021327**, Register's Office for Davidson, Tennessee.

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: **613 27th Avenue North #3, Nashville, Tennessee 37209**.

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

Zvezda 2, LLC, a Tennessee Limited Liability Company

Max Khazavov, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MAX KHAZANOV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Authorized Agent** of **Zvezda 2, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such Authorized Agent, being authorized to do so, 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: 03/07/2023

