QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 449693 DEEDQC
08/04/2020 03:23:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200804-0086392

B-CSB-20-705

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

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: _____

(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)
Jennifer Khazanov	**New Owner**	
(NAME)	(NAME)	**092-06-0-336.00**
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 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JENNIFER KHAZANOV,** hereinafter called the Grantee, her 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. 56 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.

Being the same property conveyed to **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** from **JENNIFER KHAZANOV,** of record in **INSTRUMENT NO. 20180713-0068411**, 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: **705 29th Ave N, Nashville, Tennessee 37209**.

Witness our hands this the 31st day of July, 2020.

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 AND JENNIFER KHAZANOV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons described within and who acknowledged themselves to be the Members of **Zvezda 1, LLC, a Tennessee limited liability company**, the within named bargainor, and that as such Members, 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:

Margaret Ann Means
Notary Public
Tennessee
Davidson County
My Commission Expires September 7, 2021