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 31 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: September 7, 2021

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires

B-CSB-20-1437

THIS INSTRUMENT WAS PREPARED BY (and return to):

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

Karen Johnson Davidson County
Batch# 449716 **DEEDQC**
08/04/2020 03:33:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200804-0086420

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Khazanov	**New Owner**	
(NAME)	(NAME)	**105-05-0U-008.00-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 **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 Unit 8, 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1106 Wade Avenue Townhomes of record in Instrument Number 20150219-0014254, 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. 20180713-0068387**, 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: **1437 11th Avenue S, Nashville, Tennessee 37203**.

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:

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