# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 499417 DEEDQC
10/20/2020 03:04:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201020-0122255

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE 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 9 DAY OF October, 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) |
|---|---|---|
| **Zvezda 2 LLC** | **Same** | |
| (NAME) | (NAME) | **092-10-0F-015.00** |
| **PO Box ~~59342~~ 158706** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 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(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**MAX KHAZANOV** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**ZVEZDA 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("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 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 MAX KHAZANOV BY WARRANTY DEED FROM E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20180301-0019455 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 28, 2018 AND RECORDED ON MARCH 01, 2018. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $450,000.00.)**

**BEING THE SAME PROPERTY CONVEYED TO ZVEZDA 2, LLC BY QUITCLAIM DEED FROM MAX KHAZANOV OF RECORD IN INSTRUMENT NO. 20180307-0021327 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 28, 2018 AND RECORDED ON MARCH 07, 2018. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.)**

**BEING THE SAME PROPERTY CONVEYED TO MAX KHAZANOV BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20200804-0086375, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **613 27th Avenue North # 3, Nashville, TN 37209**

Witness our hands this the 9 day of October, 2020.

**Max Khazanov**

STATE OF TN )
COUNTY OF Sumner )

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

Witness my hand and official seal, this the 9 day of October, 2020.

Notary Public
My Commission Expires: 06/21/22

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY