Karen Johnson Davidson County
Batch# 574118 DEEDQC
02/12/2021 03:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210212-0020568

# QUITCLAIM DEED

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

P-P.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 06/21/21
(AFFIX SEAL)

J-SB-BD-21-2514A

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **E 3 Construction BD Capital LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **2514 A Booker Street,** | | **92-6-492.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | | |
| (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, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E 3 CONSTRUCTION BD CAPITAL LLC** hereinafter called the Grantee(s), 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 Lot 96 on the Map of Faulconer & Ashcrofts Subdivision of Lots 18 and 19, Boyd McNairy Tract, a plat of which is of record in Book 57, Page 121, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Included in the above description, but excluded from this conveyance are the Public Right-of-Ways conveyed to the Metropolitan Government of Nashville and Davidson County of record in Instrument Nos. 20210104-0000958 and 20210104-0000962, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Zvezda 1, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Zvezda 1, LLC, a Tennessee Limited Liability Company, recorded October 20, 2020 in Instrument No. 20201020-0122254, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Zvezda 1, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Max Khazanov, recorded July 13, 2018 in Instrument No. 20180713-0068397, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Max Khazanov, married, by Warranty Deed from Michael Tinsley and Harry Tinsley, recorded September 23, 2015 in Instrument No. 20150923-0096528, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. 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: **2514 A Booker Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 5 day of February, 2021.

ZVEZDA 1, LLC

Max Khazanov, Managing 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, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of ZVEZDA 1, LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of February, 2021.

Notary Public

My Commission Expires: 06/21/21

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY