Name and Address of New Owner:
Ori Porath
613 27th Ave unit 1
Nashville TN 37209
Send Tax Bills To:
Ori Porath
Same

Karen Johnson Davidson County
Batch# 840960 DEEDQC
04/18/2022 12:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220418-0044279

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 92 10 F 15.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Ori Porath , "the Grantor," convey and quitclaim unto 48 Fern Ave, LLC, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 15, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANT,S 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, BY QUITCLAIM DEED FROM MAX KHAZANOV, RECORDED ON OCTOBER 20, 2020, OF RECORD IN INSTRUMENT NO. 20201020-0122255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO MAX KHAZANOV BY QUITCLAIM DEED FROM ZVEZDA 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON AUGUST 4, 2020, OF RECORD IN INSTRUMENT NO. 20200804-0086375, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO ZVEZDA 2 LLC BY QUITCLAIM DEED FROM MAX KHAZANOV, RECORDED ON MARCH 7, 2018, OF RECORD IN INSTRUMENT NO. 20180307-0021327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 613 27TH AVE N., #3, NASHVILLE, TN 37209.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

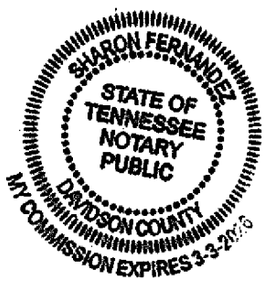
IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1st day of March, 2022.

_____(SEAL)
Ori Porath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2022, before me personally appeared Ori Porath to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2022.



Notary Signature
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

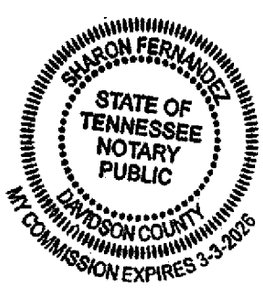
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~710,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Zvezda 2, LLC, a Tennessee limited liability company

By: Max Khazanov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of March, 2022.



Notary Signature
My commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, John A Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/1/22 (date of document).

Affiant Signature

4/13/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of April, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25