RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO.
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-13325-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 987185 **DEEDWARR**
03/31/2023 11 01 06 AM 2 pgs
Fees: $13 00 Taxes $1,665 00

20230331-0023382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Laura Friel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of MARCH, 2023

NOTARY PUBLIC

My commission expires 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bars Hooper Holdings LLC 1900 Church Street #402 Nashville, TN 37203	Same address as new owner	105-06-0-159

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($450,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BARS HOOPER HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 78, Edgehill Estates of record in Plat Book 4885, Page 90 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 Max Khazanov by Quitclaim Deed dated December 31, 2017 and recorded July 13, 2018 in Instrument #20180713-0068417, said Register's Office

This conveyance is made subject to all matters as shown on plat of record in Plat Book 4885, Page 90, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 756 Lynwood Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 30th day of March, 2023

GRANTOR:

Zvezda 1, LLC, a Tennessee Limited Liability Company

BY: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of March, 2023, before me, appeared Max Khazanov, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Zvezda 1, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Zvezda 1, LLC and said Max Khazanov acknowledged said instrument to be the free act and deed of Zvezda 1, LLC.

WITNESS my hand and seal, this the 30th day of March, 2023.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 20, 2026
COUNTY OF WILLIAMSON

_____
Notary Public

David Webber
Printed Notary Name

My commission expires: 10/_____