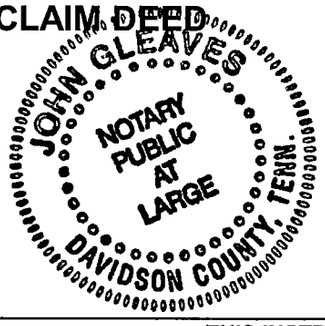
QUITCLAIM DEED



J-JE-23-745

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 11 DAY OF September 20 23

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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)
Zvezda 1, LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME) **P.O Box 158706,**	(NAME)	**092-07-0-218.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 No. 7 on the Plan of T.J. Hardings Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract of record in Plat Book 161, Page 11, 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 E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Ira Innovations LLC FBO Max Khazanov Ira of record in Instrument No. 20190305-0019885 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 5, 2019.

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: **745 22nd Court N, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch# 1049323 **DEEDQC**
09/13/2023 10 17 49 AM 2 pgs
Fees $12 00 Taxes $0 00

20230913-0071755

Witness my/our hand(s) this the 11th day of September, 2023.

E3 Construction Services, LLC

By John H. Eldridge, III, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, 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 Member of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of September, 2023

Notary Public

My Commission Expires. 11-3-25

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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