This instrument was prepared by:
Almira Vazdarjanova
2605 Walton Way
Augusta, GA 30904

Once recorded, return to:
Almira Vazdarjanova
2605 Walton Way
Augusta, GA 30904

Karen Johnson Davidson County
Batch # 1257576 DEEDQC
04/08/2025 02:41:36 PM 5 pgs
Fees $27.00 Taxes $0.00
20250408-0026794

This Space for Recorder's Use Only

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of zero US Dollars ($ 0.00) in hand, paid to **Almira Vazdarjanova**, **married** with an address of 2605 Walton Way, Augusta, GA 30904 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to **The Bootleg LLC**, **A Tennessee Limited Liability Company** with an address of 810#B Lena St, Nashville, TN 37208 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

Tax Parcel ID Number 080-04-0C-004.00 CO

The property identified herein ☐ is **-OR-** ☒ is not registered as the homestead of the Grantor(s)

Until amended, tax information shall be sent to

Name **Almira Vazdarjanova**

Address 2605 Walton Way, Augusta, GA 30904

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder

Grantor Signature: _____ Date. 4/1/2025

Printed Name Almira Vazdarjanova

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of Georgia)
County of Richmond)

On April 1, 2025 before me, Staci Mcneil ,
personally appeared Almira Vazdarjanova ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Staci Mcneil

My Commission Expires 2-12-2027

(Seal)

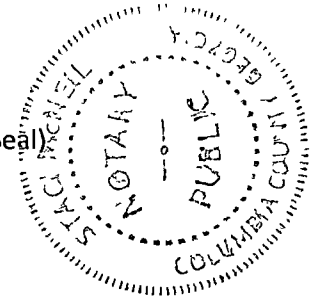


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

This is improved property located at 1618 County Hospital Road, Nashville, TN 37218, described in Instrument No. 20250214-0011267, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a more complete and accurate description thereof.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 080-04-0C-004.00 CO.

Matters shown on the Plan of record in Instrument No 20190827-0086118, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument No. 20230206-0008664, said Register's Office

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

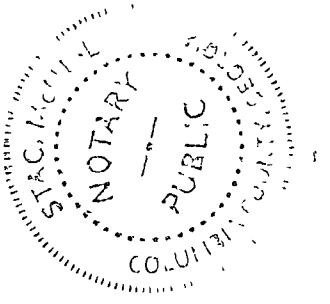
The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me, this 1 day of April, 2025

Notary

Stacy McNeil
Expiration: 2-12-2027



Prepared by
Record and Return To:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149658

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,005,000.00

Affiant

Subscribed and sworn to before me, this 11th day of February, 2025

Notary Public
My Commission Expires:

Karen Johnson
Batch # 1237685
02/14/2025 09:58:16 AM
Fee [redacted]

Davidson County
DEEDWARR
2 pgs

20250214-0011267

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Almira Vazdarjanova 1618 County Hospital Road Nashville TN 37218	New Owner	Tax Parcel ID No 080-04-0C-004 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1612 County Hospital, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Almira Vazdarjanova, married**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No. 1618, on the plan of Hydes Ferry Hideaway, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Hydes Ferry Hideaway, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230206-0008664, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to 1612 COUNTY HOSPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by deed from XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220208-0014615, dated February 4, 2022, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 080-04-0C-004 00 CO.

Matters shown on the Plan of record in Instrument No. 20190827-0086118, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20230206-0008664, said Register's Office.

This is improved property located at 1618 County Hospital Road Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.