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
Batch # 1274247
05/16/2025 03 32 55 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250516-0038902

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 **Nashville Hideout 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-003.00 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: 5/16/2025

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~~ Tennessee)

County of Hamilton)

On May 16th 2025 before me, Dominique Barr ,

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 Dominique Barr

My Commission Expires 10-25-2027 (Seal)

DOMINIQUE BARR
STATE OF TENNESSEE
NOTARY PUBLIC
COMM EXP 10-25-2027
HAMILTON COUNTY

EXHIBIT A

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

Land in Davidson County, Tennessee, being Unit No 1616, 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-003.00 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 1616 County Hospital Road Nashville TN 37218

Source of title 20250515-0038349.

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 16th day of May, 2025

Notary

DOMINIQUE BARR
STATE OF TENNESSEE NOTARY PUBLIC
COMM EXP. 10-25-2027
HAMILTON COUNTY