RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QBL-35004-25

Karen Johnson Davidson County
Batch# 1350879 DEEDQC
11/25/2025 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251125-0094268

QUITCLAIM DEED

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 25 day of NOV, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
LONG ONE LLC PO Box 158706 Nashville, TN 37215	Same as Address of New Owner	104-02-0-138.00 (p/o)

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **LONG ONE, LLC** hereinafter called the Grantee(s), their heirs 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 Unit 1 of 3133 Long Blvd Lofts, as established by that Master Deed and Declaration Establishing 3133 Long Blvd Lofts, a condominium, of record in Instrument #20250919-0074937, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Arnold Homes, LLC, a Tennessee limited liability company, from James Michael Smallcombe, a married man, by Warranty Deed dated October 14, 2022 and recorded October 18, 2022 in Instrument #20221018-0113842, said Register's Office.

Being a portion of the same property conveyed to Zvezda 1, LLC, a Tennessee limited liability company by Warranty Deed dated November 12, 2025 and of

record in Instrument No. 20251117-0091186 in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 25 day of NOV, 2025

Grantor

Zvezda 1, LLC
A Tennessee limited liability company

By: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jennifer L Pennell, **Max Khazanov** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented himself to be the Authorized Agent of Zvezda 1, LLC, and who acknowledged that he executed the within instrument for the purposes therein contained as said Authorized Agent on behalf of Zvezda 1, LLC.

WITNESS my hand and seal, this 25 day of NOV, 2025

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov 25, 25 (date of document).

Jennifer L Pennell

Nov 25, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Nov 25, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

