AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280768519

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1359383 DEEDQC
12/18/2025 12:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251218-0100646

Parcel ID No.: 092 07 0 218.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 15 day of Dec, 2025, by and between **Zvezda 1, LLC, a Tennessee limited liability company,** located at 3608 Benham Avenue, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Max Khazanov, a married man,** residing at 3608 Benham Avenue, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 745 22nd Court North, Nashville, TN 37208

THIS BEING THE SAME PROPERTY CONVEYED TO ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN A DEED DATED 09/11/2023 AND RECORDED 09/13/2023 IN INSTRUMENT NO. 202309130071755 IN THE COUNTY RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Zvezda 1, LLC, a Tennessee limited liability company

By: _____
Name: **Max Khazanov**
Title: **Managing Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

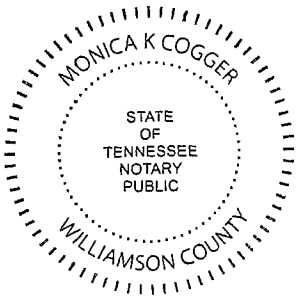
Before me, MONICA K. COGGER, a Notary Public, of the State and County mentioned, personally appeared **Max Khazanov** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Managing Member** of **Zvezda 1, LLC, a Tennessee limited liability company**, the within named Grantor and that such **Managing Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 15TH day of DECEMBER, 2025.

_____
Notary Public

My Commission expires: 01-21-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: MAX KHAZANOV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 15TH day of DECEMBER, 2025.

Notary Public
My Commission Expires: 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Max Khazanov
3608 Benham Avenue
Nashville, TN 37215

Name and address of property owner:

Max Khazanov
3608 Benham Avenue
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS:

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.

Parcel ID No. 092 07 0 218.00

Property commonly known as: 745 22nd Court North, Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Bryan Gutierrez, 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 DECEMBER 15, 2025 (date of document).

Bryan Gutierrez
Affiant Signature

DECEMBER 17, 2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17 day of DECEMBER, 2025.

BS
Notary's Signature Brynn Law

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737