Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-36301-25

WARRANTY DEED

Karen Johnson
Batch # 1381590
02/17/2026 09:24:07 AM
Fees: $13.00 Taxes: $1,850.00
Davidson County
DEEDWARR
2 pgs
20260217-0012127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, ASHLEE SCHAD, this 13th day of February, 2026.

NOTARY PUBLIC

My commission expires: _____

ASHLEE SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sewanee Vero, LLC 424 Sunnyside Drive Nashville, TN 37205	Same address as new owner	092-08-0-057.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 Dollars ($500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SEWANEE VERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors 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 Part of Lot No. 134 on the Plan of McNairy Lots, of record at the front fly leaf of Book 9 (aka Book 9, page 0), Register's Office for Davidson County, Tennessee, and the southerly part of Lot No. 18 on the unregistered Plan of Samuel Watkins Lots, described as followed:

Beginning on the northerly margin of Jo Johnston Avenue, formerly Line Street, at a point 200 feet east of the easterly margin of 16th Avenue N, formerly Park Street, said point being the northeast corner of Jo Johnston Avenue and an alley; thence with the northerly margin of said Avenue, Eastwardly 45 feet to the southwest corner of Lot No. 131 on the plan of Watkins Unsold Lots, as of record in Book 57, page 13, said Register's Office; thence with the westerly line of said Lot No. 131, Northwardly 117 feet to the southeast corner of the property conveyed to J.T. Allen by deed from L. H. Davis and wife, of record in Book 349, page 54, said Register's Office; thence with said Allen's southerly line, westwardly 45 feet to the easterly margin of an alley; thence with said alley, Southwardly 117 feet to the beginning.

Being the same property conveyed to Zvezda 1, LLC, a Tennessee limited liability company, from Max Khazanov by Quitclaim Deed dated December 31, 2017 and recorded July 13, 2018 in Instrument #20180713-0068382, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1416 Jo Johnston Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 13th day of February, 2026.

GRANTOR:

Zvezda 1, LLC, a Tennessee Limited Liability Company

BY: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of February, 2026, before me, appeared Max Khazanov, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Zvezda 1, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Zvezda 1, LLC and said Max Khazanov, acknowledged said instrument to be the free act of deed of Zvezda 1, LLC.

WITNESS my hand and seal, this the 13th day of February, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 20, 2026
COUNTY OF WILLIAMSON

_____
Notary Public

DAVID P WEBBER
Printed Notary Name

My commission expires: 10/20/26