Karen Johnson Davidson County
Batch# 1384798 DEEDQC
02/24/2026 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260224-0014439

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280780096

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

Tax ID No.: 093-13-0-389.00

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 18 day of Febry , 20 26 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: 1508 South Street, Nashville, TN 37212

Being the same property conveyed to the Grantor(s) in a Deed recorded on 7/13/2018 under Instrument No. 20180713-0068390 in the Register's Office of Davidson County, 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

Name: Max Khazanov
Title: Managing Member

STATE OF TN
COUNTY OF Davidson

Before me, Derek Truelove, 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 TN, this 18 day of February, 2026.

Notary Public

My Commission expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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 TN
COUNTY OF Davidson

Subscribed and sworn to before me this 18 day of Febry, 2026.

Notary Public
My Commission Expires: 1528

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

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

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

BEING A CERTAIN TRACT OR PARCEL OF REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, MORE FULLY DESCRIBED AS BEING THE WEST PART OF LOT NO. 62 ON THE PLAN OF SIGLER'S PLAN, AS OF RECORD IN PLAT BOOK 1, PAGE 4, CHANCERY COURT CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID WEST PART OF LOT 62 FRONTS 55 FEET ON THE NORTHERLY SIDE OF SOUTH STREET AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET, TO A DEAD LINE IN THE REAR.

Parcel ID: 093-13-0-389.00

Property commonly known as: 1508 South Street, Nashville, TN 37212

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 **FEBRUARY 18 2026** (date of document).

Affiant Signature

FEBRUARY 12 2026

Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this **12** day of **FEBRUARY**, 2**026**.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04-07-2029

NOTARY'S SEAL