Karen Johnson Davidson County
Batch# 1459571 DEEDWARR
08/14/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20260814-0075904

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-42170-26

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2026.

NOTARY PUBLIC

My commission expires: _____

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
1015 15th Ave Edgehill LLC 1015 15th Avenue South Nashville, TN 37212	Same address as new owner	105-01-0-152.00

FOR AND IN CONSIDERATION of the sum of TWO MILLION THREE HUNDRED THOUSAND AND 00/100 Dollars ($2,300,000.00) 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, **1015 15TH AVE EDGEHILL LLC, A TENNESSEE 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 Lot No. 47 on the Plan of B. F. SHIELDS HEIRS TRACT of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50.5 feet on the Westerly side of 15th Avenue South, formerly Bowles Street, and runs back between parallel lines 140.6 feet to an alley.

Being the same property conveyed to Zvezda 1, LLC, a Tennessee limited liability company, by Quitclaim Deed from Max Khazanov, of record in Instrument No. 20180713-0068388, in the Register's Office of Davidson County, Tennessee, dated December 31, 2017 and recorded on July 13, 2018.

This conveyance is made subject to all matters as shown on plat of record in Book 57, page 31; to any and all restrictive covenants and/or easements 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 1015 15th Avenue South, Nashville, TN 37212

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 payment thereof will be the responsibility of the Grantee.

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 11th day of August, 2026.

GRANTOR(S)

Zvezda 1, LLC, a Tennessee Limited Liability Company

BY: _____
Max Khazanov, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 11th day of August, 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 the Sole Member 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 11th day of August, 2026.

_____
Notary Public

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

_____
Printed Notary Name

My commission expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 11, 2026

Affiant Signature

August 11, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11 day of August, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY