RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

QUITCLAIM DEED

Karen Johnson
Batch # 1462636
08/21/2026 10:40:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260821-0077991

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 19 day of Aug, 2026

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

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
2120 Herman #1 LLC PO Box 158706 Nashville, TN 37215	Same as Address of New Owner	092 07 0L 001.00

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 **2120 Herman #1 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 No. 1, of Sustain at City Heights, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions for Sustain at City Heights, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20191023-0108493, Register's Office for said County, to which references is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Zvezda 1, LLC, a Tennessee limited liability company from New Horizon Asset Manager, LLC, A Wyoming limited liability company by Warranty Deed dated September 8, 2025 and of record in Instrument No. 20250908-0071736 in the Office of the Davidson County Register of Deeds and that Scrivener's Affidavit correcting the value of

the property being transferred of record in Instrument No. 20250925-0076707 in the Office of the Davidson County Register of Deeds.

This is improved property known as 2120 Herman Street, Unit 1, Nashville, TN 37208.

WITNESS MY HAND, this 19 day of Aug, 2026

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 19 day of Aug, 2026

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____