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

20260821-0078007

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
716A 27th LLC PO Box 158706 Nashville, TN 37215	Same as Address of New Owner	092 06 0G 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 **716A 27th 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 A of 716 25th Avenue North Residences, as shown in the Declaration of Covenants, Conditions, and Restrictions of 716 27th Avenue North Residences, a horizontal property regime with private elements of record in Instrument #20190111-0003131, Register's Office for Davidson County, Tennessee, to which reference 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 716 27th Avenue North, Unit A, 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

_____
Notary Public

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

_____
Printed Notary Name

My commission expires: _____