WARRANTY DEED

Karen Johnson Davidson County
Batch# 245842 **DEEDWARR**
06/20/2019 08:11:04 AM 2 pgs
Fees: $13.00 Taxes: $114.70

20190620-0059292

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-E3-19-736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E3 Construction Services, LLC	E3 Construction Services LLC	
(NAME)	(NAME)	**092-06-0-360.00**
736 29th Ave N.	667 Wedgewood Ave, Ste C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of L. C. Thuss' Subdivision of a Part of the Barrow Lands of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Desperado Properties, LLC, a Tennessee limited liability company by Warranty deed from Charon Wilson fka Charon Holt, married of record in Instrument No. 20130830-0091933 Register's Office for Davidson County, Tennessee, dated August 26, 2013 and recorded on August 30, 2013. (Value of consideration shown in aforementioned deed $31,100.00.)

Being the same property conveyed to Max Khazanov by Quit Claim deed from Desperado Properties, LLC of record in Instrument No. 20141002-0091240 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 02, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Zvezda 1, LLC, a Tennessee Limited Liability Company by Quit Claim deed from Max Khazanov of record in Instrument No. 20180713-0068415 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on July 13, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 736 29th Ave N. Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.
- Affidavit of Affixation (Manufactured Home) of record in Instrument Number 20130819-0086771, Register's Office for Davidson County, Tennessee.
- Mutual Agreement and Waiver of record in Book 8221, Page 682, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **736 29th Ave N., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th DAY OF JUNE, 2019.

Zvezda 1, LLC, a Tennessee Limited Liability Company

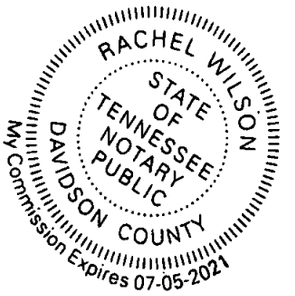
BY: _____
Max Khazanov
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX KHAZANOV, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212