Karen Johnson Davidson County
Batch# 538474 DEEDWARR
12/18/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20201218-0150590

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

B-E3-20-713B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2020.

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 4-13-22
(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)
Zvezda 2, LLC, a Tennessee Limited Liability Company	**New owner**	
(NAME)	(NAME)	
PO Box 158706		**092-06-0H-015.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **E3 CONSTRUCTION SERVICES, 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 **ZVEZDA 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No. 713 B, Crave Townhomes at City Heights described in the Declaration of Covenants, Conditions and Restrictions for Crave Townhomes at City Heights of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996, of the Register's Office of Davidson County, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of Crave Townhomes at City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "B" Declaration of Crave Townhomes at City Heights. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Crave Townhomes at City Heights, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty deed from Nick Dorroll of record in Instrument Number 20180607-0054791, Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 7, 2018.

Being the same property conveyed to 713 A 26th Avenue North, LLC, a Tennessee limited liability company by Quit Claim deed from E3 Construction Services LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190618-0058661 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 18, 2019.

Being the same property conveyed to E3 Construction Services LLC, a Tennessee Limited Liability Company by Quitclaim deed from 713 A 26th Avenue North, LLC, a Tennessee limited liability company of record in Instrument No. 20200417-0040576 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 17, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190315-0023896 and Amendment No. 1 in Instrument No. 20200122-0007996, Affidavit of Re-Recording of record in Instrument No. 20200417-0040580, Instrument No. 20200417-0040581, Instrument No 20191119-0119406, Instrument No 2020041-70040579Register's Office for Davidson County, Tennessee.
- Subject to Permissive Use and Parking Easement Agreement in Instrument No. 20191025-0109453, and amended to Permissive Use and Parking Easement Agreement in Instrument No. 20200128-0010293, and Second Amendment to Permissive Use and Parking Easement Agreement in Instrument No.

20200207-0014379 and Instrument No. 20200211-0015646, Register's Office of Davidson County, Tennessee.
• Metro Water Services of record in Instrument Number 20190501-0040323, in the Register's Office for Davidson County, Tennessee.
• Utility Line Easement of record in Instrument Number 20200109-0003171, 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: **713 B 26th Avenue N, Nashville, Tennessee 37208**.

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 15th DAY OF DECEMBER, 2020.

E3 Construction Services, LLC, a Tennessee Limited Liability Company

BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, 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 MEMBER of E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

202012180150590