Karen Johnson Davidson County
Batch# 590740 DEEDQC
03/12/2021 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0032964

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

File No.: TN2115163

QUITCLAIM DEED

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 9th day of March, 2021.

NOTARY PUBLIC

My commission expires: 06/21/22

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zvezda 2, LLC 608 Benham Ave., Nashville, TN 37215-2120	Zvezda 2, LLC 608 Benham Ave., Nashville, TN 37215-2120	092-10-0N-006.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) 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, **Rudy at City Heights, LLC,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all its right, title and interest unto **Zvezda 2, LLC, a Tennessee limited liability corporation** 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. 6, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Rudy at City Heights, a Horizontal Property Regime with Private Elements of record in Instrument #20191001-0100198, and being shown on plat attached thereto as Exhibit "B", Register's Office for said County, to which plan reference is hereby made for a more complete and

Office.

Being a portion of the same property conveyed to Medical Condominium Centers, LLC, a Tennessee limited liability company, from Timothy L. Patton, married, and Marquice Leveiel Patton, unmarried, by Warranty Deed dated September 22, 2006 and recorded September 29, 2006 in Instrument #20060929-0120490, said Register's Office.

The address of the herein described property is believed to be 2910 #6 Felicia Street, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND, this 9th day of March, 2021.

Rudy at City Heights LLC

By: _____

Title: Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Priyanka Patel a Notary Public, Max Khazanov, as Member of **Rudy at City Heights LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument, as Member of Rudy at City Heights, LLC, on behalf of Rudy at City Heights, LLC, for the purposes therein contained.

WITNESS my hand and seal, this 9th day of March, 2021.

PRIYANKA PATEL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Priyanka Patel
Notary Public

Priyanka Patel
Printed Notary Name

My commission expires: 06/21/22

True Copy Certification

I, **Jennifer L. Pennell**, 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 Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 4-13-22

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