Karen Johnson Davidson County
Batch# 600705 DEEDQC
03/26/2021 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210326-0040006

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069
File No.: TN2115500

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 23 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 3608 Benham Avenue Nashville, TN 37215-2120	Same address as new owner	092-10-0N-015.00

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, a Tennessee limited liability company,** hereinafter called the Grantor, 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 company,** hereinafter called the Grantee, its successors 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. 18, 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 accurate description.

Being a portion of the same property conveyed to Rudy at City Heights, LLC from Andrea L. Hayes by Warranty Deed dated September 26, 2019 and recorded October 1, 2019 in Instrument #20191001-0100197, said Register's Office.

The address of the herein described property is believed to be 2910 Felicia Street Unit 18, 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 23 DAY OF MARCH, 2021.

RUDY AT CITY HEIGHTS, LLC

BY: _____
MAX KHAZANOV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 23 day of March, 2021, before me, appeared Max Khazanov, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of RUDY AT CITY HEIGHTS, LLC, a Tennessee Limited Liability Company and that said instrument was signed on behalf of said RUDY AT CITY HEIGHTS, LLC, and said officer acknowledged said instrument to be the free act and deed of said RUDY AT CITY HEIGHTS, LLC.

WITNESS my hand and seal, this the 23 day of March, 2021.

_____
Notary Public

Priyanka Patel
Printed Notary Name

My commission expires: 06/21/22

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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