WARRANTY DEED

Karen Johnson Davidson County
Batch# 635828 **DEEDWARR**
05/13/2021 02:22:11 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210513-0064876

B-SB-AC-21-2120-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)	**092-07-0L-005.00-CO**
PO Box 158706		
(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 5 of Sustain At City Heights a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Sustain At City Heights, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20191023-0108493, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Desperado Properties, LLC by Warranty deed from Penney D. Smith of record in Instrument No. 20130523-0052300 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 23, 2013.

Being the same property conveyed to Desperado Properties, LLC by Warranty deed from Donna Williams Valentine of record in Instrument No. 20130523-0052301 Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 23, 2013.

Being the same property conveyed to Desperado Properties, LLC by Warranty deed from Franklin A. Williams of record in Instrument No. 20130523-0052302 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 23, 2013.

Scrivener' s Affidavits of record at 20130710-0071342 and 20130806-0082124 correct Instrument Nos. 20130523-0052300, 20130523-0052301 and 20130523-0052302

Being a portion of the same property conveyed to Max Khazanov by Quitclaim deed from Desperado Properties, LLC of record in Instrument No. 20140219-0014038 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 19, 2014.

Being the same property conveyed to E3 Construction Services, LLC by Quitclaim deed from Max Khazanov of record in Instrument No. 20171204-0123260 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on December 4, 2017.

Being the same property conveyed to E3 Construction Services, LLC by Quitclaim deed from E3 Construction Services, LLC of record in Instrument No. 20190306-0020753 Register's Office for Davidson County, Tennessee, dated March 6, 2019 and recorded on March 6, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, 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 20191023-0108493, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191101-0112303, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190909-0090939, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20191107-0115342 and Instrument No. 20191107-0115343, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Herman Street Unit 5, 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 10th DAY OF MAY, 2021.

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 10th of May, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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