Karen Johnson Davidson County
Batch# 669254 DEEDWARR
07/01/2021 10:59:09 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20210701-0089237

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Felicia 20, LLC
16 Public Square North
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

Map/Parcel
092-10-0N-020.00 CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Rudy at City Heights, LLC ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Felicia 20, LLC ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 20 of Rudy at City Heights, described in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20191001-0100198 and amended of record in Instrument No. 20191025-0109452, Register's Office for said 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 Rudy at City Heights as stated in said Declaration. The private elements, easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Rudy at City Heights, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", 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 Rudy at City Heights, LLC, by Warranty Deed dated September 26, 2019, of record in Instrument No. 20191001-0100197, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions for Rudy at City Heights, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191001-0100198 and amended of record in Instrument No. 20191025-0109452; Stormwater easement of record in Instrument No. 20191014-0105103; Charter Rudy at City Heights Homeowners Association, Inc., of record in Instrument No. 201910080103133; Shared Sewer Services Agreement of record in Instrument No. 20191218-0130751; all matters set out in Metro Ordinance BL2008-296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successor and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2021 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 29 day of JUNE, 2021.

"GRANTOR"

RUDY AT CITY HEIGHTS, LLC

By:_____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority of the State and County aforesaid, personally appeared Max Khazanov, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of RUDY AT CITY HEIGHTS, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such Authorized Agent.

WITNESS MY HAND and official seal on this the 29th day of June, 2021.

_____
NOTARY PUBLIC

DANIEL W AMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 3/17/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me, this the 29 day of JUNE, 2021.

_____
NOTARY PUBLIC

ROBERTA S TATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 4-17-23