Karen Johnson Davidson County
Batch# 754921 DEEDWARR
11/15/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20211115-0151575

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-3394-2021

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2021. NOTARY PUBLIC My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Allen Thackston *et ux* 713 A 26th Avenue N Nashville, TN 37209	Same address as new owner	092-06-0H-014-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 Dollars ($800,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MAX KHAZANOV**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PETER ALLEN THACKSTON AND JENNY GINGLES THACKSTON, HUSBAND AND WIFE**, hereinafter called the Grantees, 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 713A, 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 and re-recorded in Instrument No. 20200417-0040580, of Register's Office for Davidson County, to which Plan 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 of copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Max Khazanov from E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 07/31/2020 and recorded 08/03/2020 in Instrument No. 20200803-0085624, Register's Office of said County.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122--0007996 and re-recorded in Instrument No. 20200417-0040580; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 713 A 26th Avenue N, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 4th day of November, 2021

GRANTOR(S)

Max Khazanov

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Max Khazanov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of November 2021.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/4/21 (date of document).

Jennifer L. Pennell

11/4/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of November, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

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