Name and Address of New Owner:
RFMLP II, LLC
22 Pickwick Terrace
Rockville Centre, NY 11570

Karen Johnson Davidson County
Batch# 768473 DEEDWARR
12/06/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,982.20
20211206-0161391

Send Tax Bills To:
RFMLP II, LLC
22 Pickwick Terrace
Rockville Centre, NY 11570

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 105-05-0U-008-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zvezda 2, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RFMLP II, LLC, a New York Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 8, 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1106 Wade Avenue Townhomes of record in Instrument No. 20150219-0014254, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zvezda 2, LLC, a Tennessee Limited Liability Company from Jennifer Khazanov, by Quitclaim Deed dated 10/09/2020 and recorded 10/20/2020 in Instrument No. 20201020-0122263, Register's Office of said County.

Being the same property conveyed to Jennifer Khazanov from Zvezda 2, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated 07/31/2020 and recorded 08/04/2020 in Instrument No. 20200804-0086420, Register's Office of said County.

Being the same property conveyed to Zvezda 2, LLC, a Tennessee Limited Liability Company from Jennifer Khazanov, by Quitclaim Deed dated 12/31/2017 and recorded 07/13/2018 in Instrument No. 20180713-0068387, Register's Office of said County.

Property more commonly known as 1437 11th Avenue South, nashville TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of November, 2021.

Zvezda 2, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Max Khazanov

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, David Webber, Notary Public, of the state and county mentioned, 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 such person to be member of Zvezda 2, LLC, the within named bargainor, a Limited Liability Company, and that such Max Khazanov as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness my hand and seal, at office in Nashville, TN, this 30th day of November, 2021.

Notary Signature
Printed Name: David Webber
My commission expires: 11/16/22

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

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $806,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of November, 2021.

Notary Signature
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 11/30/2021 (date of document).

Jennifer L. Pennell

11/30/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of November, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

