RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4366-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 771303 **DEEDWARR**
12/09/2021 03:21:08 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20211209-0163689

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 7th day of December, 2021.

NOTARY PUBLIC

My commission expires:

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

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
615 27th Ave, LLC 909 Lakemont Drive Nashville, TN 37220	Same address as new owner	092-10-0F-012-00CO

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 Grantee, the receipt of which is hereby acknowledged; the undersigned, **ZVEZDA 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **615 27TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successor 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. 12, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170523-0051197 and being shown on Plat attached thereto as Exhibit "C", 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 Max Khazanov, by Quitclaim Deed dated 10/09/2020 and recorded 10/20/2020 in Instrument No. 20201020-0122264, Register's Office of said County.

This conveyance is made subject to all matters as shown on Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170523-0051197. 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 615 27th Avenue North, Nashville, Tennessee 37209.

Return to:
Title and Escrow, LLC
Avenue South
TN 37212
B-HRE-21615

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

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it 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 which taxes are being paid at closing .

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

WITNESS ITS HAND, this 7th day of December, 2021

GRANTOR(S)

Zvezda 2, LLC, a Tennessee Limited Liability Company

By: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of December, 2021, before me, appeared to me Max Khazanov, 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 Zvezda 2, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Zvezda 2, LLC and said Max Khazanov acknowledged said instrument to be the free act of deed of Zvezda 2, LLC.

WITNESS my hand and seal, this the 7th day of December, 2021.

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022