RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4933-2021

Karen Johnson Davidson County
Batch# 777548 DEEDWARR
12/21/2021 03:48:19 PM 2 pgs
Fees: $13.00 Taxes: $2,615.44

20211221-0168748

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $706,875.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

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
Michael Adam Ruffino 713 26th Avenue North, Unit B Nashville, TN 37208	Same address as new owner	92060H01500CO

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SIX THOUSAND EIGHT HUNDRED SEVENTY FIVE AND 00/100 Dollars ($706,875.00) 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, **MICHAEL ADAM RUFFINO, A MARRIED MAN,** hereinafter called the Grantee, his 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 713B, 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 Zvezda 2, LLC, a Tennessee Limited Liability Company from E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 12/15/2020 and recorded 12/18/2020 in Instrument No. 20201218-0150590, Register's Office of said County.

This conveyance is made subject to all matters as shown on 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; to any and all 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 26th Avenue North, Unit B, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs 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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 21st day of December, 2021

GRANTOR(S)

Zvezda 2 LLC, a Tennessee Limited Liability Company

BY: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21st 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 21st day of December, 2021.

_____
Notary Public

Jonathan Rhyne
Printed Notary Name

My commission expires: _____

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2024