WARRANTY DEED

Karen Johnson Davidson County
Batch# 781797 **DEEDWARR**
12/30/2021 10:45:36 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20211230-0171729

B-E3-21-2514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keith Kaplan	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**092-06-0-492.00**
2514 Booker St	**262 Robert Rose Dr, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E3 CONSTRUCTION BD CAPITAL LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH KAPLAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Faulconer and Ashcrofts Subdivision of Lots 18 and 19 Boyd McNairy Tract of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but excluded from this conveyance are the Public Right of Ways conveyed to the Metropolitan Government of Nashville and Davidson County of record in Instrument Nos. 20210104-0000958 and 20210104-0000962, Registers office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Max Khazanov, married by Warranty deed from Michael Tinsley and Harry Tinsley of record in Instrument No. 20150923-0096528 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 23, 2015.

Being a portion of the same property conveyed to ZVEZDA 1, LLC, a Tennessee limited liability company by Quitclaim deed from Max Khazanov of record in Instrument No. 20180713-0068397 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on July 13, 2018.

Being a portion of the same property conveyed to ZVEZDA 1, LLC, a Tennessee limited liability company by Quitclaim deed from ZVEZDA 1, LLC, a Tennessee limited liability company of record in Instrument No. 20201020-0122254 Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 20, 2020.

Being the same property conveyed to E 3 Construction BD Capital LLC by Quitclaim deed from ZVEZDA 1, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020568 Register's Office for Davidson County, Tennessee, dated February 05, 2021 and recorded on February 12, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 121, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20210104-0000958 and in Instrument No. 20210104-0000962, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2514 Booker St, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2021.

E3 Construction BD Capital LLC

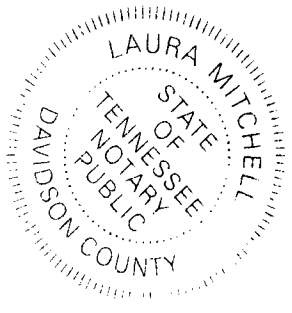
BY: _____
John Eldridge
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of E3 CONSTRUCTION BD CAPITAL LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of December, 2021.

_____
Notary Public
My Commission Expires: 1/3/2022
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212