Karen Johnson Davidson County
Batch# 788657 DEEDWARR
01/12/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220112-0004281

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QTN-4512-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2022.

NOTARY PUBLIC

My commission expires: May 13, 2025

MARTHA J. OGLE NOTARY PUBLIC TENNESSEE My Comm Exp. MAY 13, 2025 COUNTY OF MONTGOMERY

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
Felicia 10, LLC 2977 Gatewood Lane Clarksville TN 37043	Same address as new owner	092-10-0N-010-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($850,000.00) 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, **FELICIA 10, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors 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. 10, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Rudy at City Heights, a Horizontal Property Regime with Private Elements of record in Instrument #20191001-0100198, as amended in Instrument No. 20191025-0109452 and being shown on plat attached thereto as Exhibit "B", Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zvezda 2, LLC, a Tennessee limited liability company from Rudy at City Heights, LLC, a Tennessee limited liability company, by Warranty Deed dated 12/17/2020 and recorded 12/21//2020 in Instrument No. 20201221-0151475, Register's Office of said County.

This conveyance is made subject to all matters as shown on Declaration of Covenants, Conditions, and Restrictions for Rudy at City Heights, a Horizontal Property Regime with Private Elements of record in Instrument #20191001-0100198, as amended in Instrument No. 20191025-0109452; 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 2910 Felicia Street, Unit 10, 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 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 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

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 4th day of January, 2022

GRANTOR(S)

Zvezda 2 LLC, a Tennessee Limited Liability Company

BY: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 4th day of January, 2022, 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 4th day of January, 2022.

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

_____
Notary Public

David P Webber
Printed Notary Name

My commission expires: 11/16/22

True Copy Certification

I, Matthew J. Ellis, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 4, 2022.

Affiant Signature

January 5, 2022

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

My Commission Expires: 1/17/2023

Notary Seal

