Name and Address of New Owner:
Hi Tootsie, LLC
309A 33rd Ave N.
Nashville, TN 37209

Send Tax Bills To:
new owner

Karen Johnson Davidson County
Batch# 818593 DEEDWARR
03/09/2022 12:53:17 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50

20220309-0027081

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

Map & Parcel No: 092-10-0N-018-00

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 **Hi Tootsie, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 18, 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 Quitclaim Deed dated 03/23/2021 and recorded 03/26/2021 in Instrument No. 20210326-0040006, Register's Office of said County.

Being a portion of the same property conveyed to Rudy at City Heights, LLC from Andrea L. Hayes by Warranty Deed dated September 26, 2019 and recorded October 1, 2019 in Instrument #20191001-0100197, said Register's Office.

Being a portion of the same property conveyed to Andrea L. Hayes from Andrea L. Hayes, aka Andrea Lynn Hayes, by Quitclaim Deed dated August 20, 2019 and recorded August 22, 2019 in Instrument #20190822-0084315, said Register's Office.

Being a portion of the same property conveyed to Andrea L. Hayes from Hayes Medical Condominium Centers, a Tennessee limited liability company, by Quitclaim Deed dated May 18, 2015 and recorded May 19, 2015 in Instrument #20150519-0045881, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-EB-22-2910-18

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 2nd day of March, 2022.

Zvezda 2 LLC, a Tennessee Limited Liability Company

_____(SEAL)

By: Max Khazanov, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, 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 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 this 2nd day of March, 2022.

_____
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 $885,000.00, 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~~ DAVIDSON

Sworn to and subscribed before me this 2nd day of March, 2022.

Notary Signature
My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024