Name and Address of New Owner:
Ori Porath
613 27th Avenue
Unit 1
Nashville, TN 37209

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 822088 DEEDWARR
03/14/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20220314-0029481

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

Map & Parcel No: 092100F01300CO

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 **Ori Porath, sole owner**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 13, 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. 20201020-0122262, Register's Office of said County.

Being the same property conveyed to Max Khazanov from Zvezda 2, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated 07/31/2020 and recorded 08/04/2020 in Instrument No. 20200804-0086381, Register's Office of said County.

Being the same property conveyed to Zvezda 2, LLC from Max Khazanov, by Quitclaim Deed dated 02/28/2018 and recorded 03/07/2018 in Instrument No. 20180307-0021329, Register's Office of said County.

Being the same property conveyed to Max Khazanov from E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 02/28/2018 and recorded 03/01/2018 in Instrument No. 20180301-0019442, Register's Office of said County.

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 1st day of March, 2022.

Zvezda 2, LLC, a Tennessee Limited Liability Company

_____(SEAL)

By: Max Khazanov

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a 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 managing member of Zvezda 2, LLC, the within named bargainor, a Limited Liability Company, and that such managing member as such managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as managing member.

Witness my hand and seal, this 1st day of March, 2022.

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

Notary Signature
Printed Name: David Webber
My commission expires: 11/16/22

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 $710,000.00, 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

Sworn to and subscribed before me this 1st day of March, 2022.

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Notary Signature
My commission expires: 5/20/24

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 3/1/22 (date of document).

Affiant Signature

3/7/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25