Name and Address of New Owner:
RFMLP3 LLC
22 Pickwick Terrace
Rockville Centre, NY 11570

Send Tax Bills To:
RFMLP3 LLC
22 Pickwick Terrace
Rockville Centre, NY 11570

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

Map & Parcel No: 92-10-0N-15.00

Karen Johnson Davidson County
Batch# 832048 DEEDWARR
03/31/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20220331-0037157

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 **RFMLP3 LLC, a New York Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 15, 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, 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, by Quitclaim Deed dated March 9, 2021 and recorded March 15, 2021 in Instrument #20210315-0034137, said Register's Office.

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.

Property more commonly known as 2910 Felicia Street, Unit 15, Nashville TN 37209.

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 24th day of March, 2022.

Zvezda 2, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
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 Member of Zvezda 2, LLC, the within named bargainor, a Limited Liability Company, and that such Max Khazanov 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 24th day of March, 2022.

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

Notary Signature
Printed Name:_____
My commission expires:_____

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 $865,000.00, 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 24th day of March, 2022.

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

Notary Signature
My commission expires: 11/16/22

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/24/22 (date of document).

Jennifer L. Pennell

3/24/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of March, 2022.

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

