Karen Johnson Davidson County
Batch# 859198 DEEDWARR
05/19/2022 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $3,163.50
20220519-0058247

RECORD AND RETURN TO:
Lawrence S. Flaggman, PLLC
2250 Butterfield Drive, Suite 240
Troy, Michigan 48084

**WARRANTY DEED**

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2022.

Katherene Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 2910 Felicia Street, #17 LLC<br>4279 Tupper Lake Way<br>Linden, MI 48451 | Same address as new owner | 092-10-0N-015.00 |

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY-FIVE THOUSAND AND 00/100 Dollars ($855,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt and sufficiency 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 does hereby transfer and convey unto, **2910 FELICIA STREET, #17 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 17, 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. 20210326-0040010, 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.

Being a portion of the same property conveyed to Hayes Medical Condominium Centers, LLC, a Tennessee limited liability company, from Timothy L. Patton, married, and Marquice Leveiel Patton, unmarried, by Warranty Deed dated September 22, 2006 and recorded September 29, 2006 in Instrument #20060929-0120490, said Register's Office.

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 of record in the Register's Office for Davidson County, Tennessee, existing building and use restrictions of record, easements of record and zoning ordinances, if any.

This is improved property known and designated as 2910 Felicia Street, Unit 17, 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 heirs, successors and assigns, in fee simple forever.

The undersigned covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple; that Grantor 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.

The undersigned further covenants and binds itself, its heirs, successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 10th day of May 2022

**GRANTOR:**

**ZVEZDA 2, LLC,**
**A Tennessee Limited Liability Company**

**By:** _____
**Max Khazanov**
**Its: Member**

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, a Notary Public, Max Khazanov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is an authorized Member of Zvezda 2, LLC, a Tennessee limited liability company, and being duly authorized, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of May 2022.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

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

# 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 5/10/22 (date of document).

Jennifer L. Pennell

5/11/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

