RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7744-2022

Karen Johnson Davidson County
Batch# 859478 DEEDWARR
05/20/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220520-0058603

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022.

NOTARY PUBLIC

My commission expires: 9-6-22

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
Jason Reece 2120 Herman Street, Unit 4 Nashville, TN 37208	Same address as new owner	092-07-0L-004-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($520,000.00) 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, **JASON REECE,** hereinafter called the Grantee, his heirs 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. 4 of Sustain at City Heights, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions for Sustain at City Heights, a Horizontal Private Regine with Private Elements, as shown on Declaration of record in Instrument #20191023-0108493, Register's Office for said County, to which 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 E3 Construction Services, LLC, a Tennessee limited liability company, by Warranty Deed dated May 10, 2021 and recorded May 13, 2021 in Instrument #20210513-0064842, said Register's Office.

This conveyance is made subject to all matters as shown by Declaration of Covenants, Conditions, and Restrictions for Sustain at City Heights, a Horizontal Private Regine with Private Elements, as shown on Declaration of record in Instrument #20191023-0108493; 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 as: 2120 Herman Street, Unit 4, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs 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 current year property taxes, which taxes are being prorated between the parties.

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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 13th day of May, 2022

GRANTOR

Zvezda 2, LLC, a Tennessee Limited Liability Company

BY: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of May 2022, before me, appeared 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 13th 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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-13-22.

Affiant Signature

5-13-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 13 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY