THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4814-HAM-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 679,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2022 Notary Public MY COMMISSION EXPIRES: January 8, 2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 891457 DEEDWARR
07/20/2022 10:11:37 AM 2 pgs
Fees: $13.00 Taxes: $2,515.63

20220720-0083046

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nickolas Snitko and and Eduard Snitko and Elona Snitko	New owners	Map105-06-0R
648 Hamilton Avenue,	1333 Hull Drive	Parcel 030.00 CO
Nashville, TN 37203	Wheaton, IL 60189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RSD Hamilton Avenue, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nickolas Snitko, a married man and and Eduard Snitko, a single man and Elona Snitko, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 30, on the plan of Fusion, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200313-0028238, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KERR BROTHERS & ASSOCIATES, INCORPORATED, A TENNESSEE CORPORATION, of record as Instrument Nos. 20190125-0007763 and 20190125-0007764, dated January 24, 2019, said Register's Office.

Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS C. MCEWEN, TRUSTEE OF THE THOMAS C. MCEWEN REVOCABLE LIVING TRUST, by Quitclaim Deed of record as Instrument No. 20190125-0007765, dated January 24, 2019, and corrected as Instrument No. 20220609-0065944, said Register's Office.

Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SWAYZE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20190125-0007766, dated January 24, 2019, and corrected as Instrument No. 20220609-0065943, said Register's Office.

For further reference, see Quitclaim Deed of record as Instrument No. 20200312-0027871, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **648 Hamilton Avenue, Nashville, TN 37203**

Witness my hand this the 15th day of July, 2022.

RSD HAMILTON AVENUE, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp

BY: _____
Todd Fishbein

ITS: CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Moore a Notary Public in and for said State and County, personally appeared TODD FISHBEIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be CEO of Red Seal Development Corp., an Illinois Corporation, the Manager of RSD Hamilton Avenue, within named bargainor, a Tennessee limited liability company and that he as such CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and seal this the 15th day of July, 2022

My Commission expires Jan 8 2024

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON