Karen Johnson Davidson County
Batch# 1127893 DEEDWARR
04/26/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240426-0030543

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20603-24

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2024.

NOTARY PUBLIC

My commission expires: 9/30/2024

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
Tonya Michele Epps 2217 Morena Street, Unit A Nashville, TN 37208	Same address as new owner	092-03-0-210

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($275,000.00) 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, **TONYA MICHELE EPPS, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her 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 Lot No. 5A on the Plan of Zone Lot Division, Part of Lot No. 5, E. Harding Lytle Subdivision, of record in Book 6200, page 303, 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 Max Khazanov by Quitclaim Deed dated December 31, 2017 and recorded July 13, 2018 in Instrument #20180713-0068410, said Register's Office.

Being the same property conveyed to Max Khazanov, a married man, from Bayview Loan Servicing, LLC, by Special Warranty Deed dated February 11, 2014 and recorded February 19, 2014 in Instrument #20140219-0014318, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 6200, page 303; 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: 2217 Morena Street, Unit A, 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, her 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 and the payment thereof will be the responsibility of the Grantee.

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

WITNESS ITS HAND, this 26th day of April, 2024.

GRANTOR(S)

Zvezda 2, LLC, a Tennessee Limited Liability Company

BY: _____
MAX KHAZANOV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of April, 2024, 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 26th day of April, 2024.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Holly A. Mason, 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 April 24, 2024.

Affiant Signature

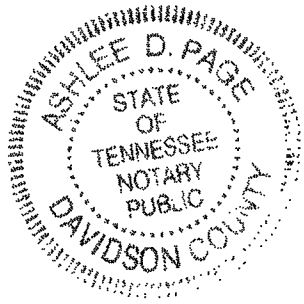
4/24/24
Date

State of Tennesseee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026