RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QBL-31632-25

Karen Johnson Davidson County
Batch# 1320012 DEEDWARR
09/08/2025 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $11,712.85
20250908-0071736

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,165,634.25.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2025.

Rachel K. Wilkie
NOTARY PUBLIC

My commission expires: 1/24/28

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zvezda 1, LLC P.O. Box 158706 Nashville, TN 37215	Same address as new owner	092-10-0B-003.00 092-10-0B-004.00 092-10-0B-009.00 092-10-0B-010.00 092-07-0L-001.00 092-07-0L-002.00 092-07-0L-007.00 092-07-0L-008.00 092-07-0L-009.00 092-06-0G-001.00

FOR AND IN CONSIDERATION of the sum of THREE MILLION ONE HUNDRED SIXTY FIVE THOUSAND SIX HUNDRED THIRTY FOUR AND 25/100 Dollars ($3,165,634.25) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **NEW HORIZON ASSET MANAGER, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ZVEZDA 1, 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:

PROPERTY 1:

Land in Davidson County, Tennessee, being Units No. 3, 4, 9, and 10 of Twenty Five-07 at City Heights Condominiums, described in that Declaration establishing Twenty Five-07 at City Heights Condominiums, a condominium, of record in Instrument #20161123-0123883, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to New Horizon Asset Manager, LLC, from Up Infinite, LLC, a Delaware limited liability company, by Quit Claim Deed dated September 11, 2024 and recorded September 20, 2024 in Instrument #20240920-0072997, said Register's Office.

Being a portion of the same property conveyed to Up Infinite, LLC, a Delaware limited liability company, from Up Partnership, GP, a Tennessee general partnership, by Quitclaim Deed dated August 27, 2021 and recorded August 30, 2021 in Instrument #20210830-0116702, said Register's Office.

Being the same property conveyed to Up Partnership, GP, from E3 Construction Services, LLC, by Warranty Deed dated March 23, 2017 and recorded March 29, 2017 in Instrument #20170329-0030666, said Register's Office.

This is improved properties known as: 2507 Clifton Avenue, Units 103, 104, 204, 205, Nashville, TN 37209.

PROPERTY 2:

Land in Davidson County, Tennessee, being Units No. 1, 2, 7, 8, and 9 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 a portion of the same property conveyed to New Horizon Asset Manager LLC, from Up Infinite, LLC, a Delaware limited liability company, by Quit Claim Deed dated September 11, 2024 and recorded September 20, 2024 in Instrument #20240920-0072997, said Register's Office.

Being a portion of the same property conveyed to Up Infinite, LLC, a Delaware limited liability company, from E3 Construction Services, LLC, by Quitclaim Deed dated August 27, 2021 and recorded August 30, 2021 in Instrument #20210830-0116701, said Register's Office.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company, from E3 Construction Services, LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 6, 2019 and recorded March 6, 2019 in Instrument #20190306-0020753, said Register's Office.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company, from Max Khazanov by Quitclaim Deed dated October 31, 2017 and recorded December 4, 2017 in Instrument #20171204-0123260, said Register's Office.

Being a portion of the same property conveyed to Max Khazanov from Desperado Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 13, 2014 and recorded February 19, 2014 in Instrument #20140219-0014038, said Register's Office.

Being a portion of the same property conveyed to Desperado Properties, LLC, from Franklin A. Williams by Warranty Deed dated May 21, 2013 and recorded May 23, 2013 in Instrument #20130523-0052302, said Register's Office. Legal description is corrected by Scrivener's Affidavits of record in Instrument #20130710-0071342, and in Instrument #20130806-0082124, said Register's Office.

This is improved properties known as: 2120 Herman Street, Units 1, 2, 7, 8, 9, Nashville, TN 37208.

PROPERTY 3:

Land in Davidson County, Tennessee, being Unit A of 716 27th Avenue North Residences, as shown in the Declaration of Covenants, Conditions, and Restrictions of 716 27th Avenue North Residences, a horizontal property regime with private elements, of record in Instrument #20190111-0003131, Register's

Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to New Horizon Asset Manager LLC, from Up Infinite, LLC, by Quit Claim Deed dated September 11, 2024 and recorded September 20, 2024 in Instrument #20240920-0072997, said Register's Office.

Being a portion of the same property conveyed to Up Infinite, LLC, a Delaware limited liability company, from E3 Construction Services, LLC, by Quitclaim Deed dated August 27, 2021 and recorded August 30, 2021 in Instrument #20210830-0116701, said Register's Office.

Being a portion of the same property conveyed to E3 Construction Services, LLC, from Jeffrey S. Curry, an unmarried man, by Warranty Deed dated June 14, 2018 and recorded June 19, 2018 in Instrument #20180619-0058840, said Register's Office.

This is improved properties known as 716 27th Avenue North, Unit A, Nashville, TN 37208.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors 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 of the 2025 property taxes 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, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 8th day of September, 2025.

GRANTOR:

New Horizon Asset Manager, LLC, a Wyoming Limited Liability Company

BY: Q3P Family Trust dated 2/16/2015, its Managining Member

BY:_____
Jon Field, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

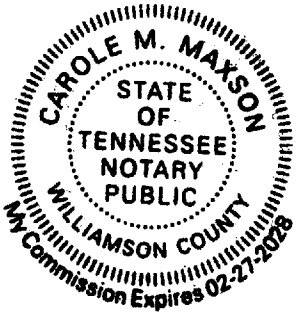
On this the 8th day of September, 2025, before me, appeared Jon Field, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he the Trustee of Q3P Family Trust dated 2/16/2015, Managing Member of New Horizon Asset Manager, LLC, a Wyoming Limited Liability Company, and that said instrument was signed on behalf of said New Horizon Asset Manager, LLC and said Jon Field acknowledged said instrument to be the free act of deed of New Horizon Asset Manager, LLC.

WITNESS my hand and seal, this the 8th day of September, 2025.

Notary Public

Carole M. Maxson
Printed Notary Name

My commission expires: 2-27-28



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 9/8/25 (date of document).

Jennifer Pennell

9/8/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/8, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028