Karen Johnson Davidson County
Batch# 1077237 DEEDWARR
12/01/2023 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20231201-0092954

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION TWENTY FIVE THOUSAND AND 00/100 (1,025,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **City Heights Nashville, LLC** (NAME) | **NEW OWNER** (NAME) | **092 10 0N 017.00** |
| **2910 Felicia Street Nashville, TN 37209** (ADDRESS) | **32 Carrington Way Evesham, NJ 08053** (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of November, 2023, the undersigned, **2910 FELICIA STREET, #17, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CITY HEIGHTS NASHVILLE, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2910 FELICIA STREET, 17, NASHVILLE, TN 37209** and more particularly 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 2910 Felicia Street, #17, LLC, a Tennessee limited liability company, by Warranty Deed from Zvezda 2, LLC, a Tennessee limited liability company, of record in Instrument No. 20220519-0058247, in the Register's Office of Davidson County, Tennessee, dated May 10, 2022 and recorded on May 19, 2022. Also see Affidavit of Scrivener's Error of record in Instrument No. 20220630-0076123, Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 21st day of November, 2023.

GRANTOR: 2910 Felicia Street, #17, LLC
**By: Schifko Holdings, LLC**
**Its: Member**

**By: Jake Schifko**
**Its: Member**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jake Schifko**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of November, 2023.

Notary Public

3/10/27
My Commission Expires

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027

GRANTOR: 2910 Felicia Street. #17, LLC
**By: Kinra Properties, LLC**
**Its: Member**

**By: Diwakar Kinra**
**Its: Manager**

STATE OF ~~TENNESSEE~~ MICHIGAN )
COUNTY OF ~~DAVIDSON~~ OAKLAND )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Diwakar Kinra**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of November, 2023.

Notary Public

3/10/2026
My Commission Expires

RICHARD CLACK
Notary Public - State of Michigan
County of Wayne
My Commission Expires Mar 10, 2026
Acting in the County of Oakland

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 1, 2023.

Affiant Signature

12/1/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of December, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY