WARRANTY DEED

Karen Johnson Davidson County
Batch# 1270998 DEEDWARR
05/09/2025 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250509-0036380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED FIFTY THOUSAND AND 00/100 ($850,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

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
ARKINUS REED AND JEFFREY DUMM (NAME)	**NEW OWNER** (NAME)	**092-10-0N-003.00-CO**
2910 FELICIA STREET NASHVILLE, TN 37209 (ADDRESS)	**2728 JUDAH STREET, APT 10 SAN FRANCISCO, CA 94122** (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 6th day of May, 2025, the undersigned, **2910 FELICIA AVENUE #3 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ARKINUS REED, A SINGLE MAN, AND JEFFREY DUMM, A MARRIED MAN,** 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, #3, NASHVILLE, TN 37209** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3, 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 and 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 Avenue #3, LLC, a Tennessee Limited Liability Company by Warranty Deed from Zvezda 2, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211207-0162355 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 07, 2021.

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 6th day of May, 2025.

GRANTOR: 2910 FELICIA AVENUE #3 LLC

BY: PETER A. THACKSTON
ITS: CO-MEMBER OF 2910 FELICIA AVENUE #3 LLC

BY: ASHWOOD HOLDINGS, LLC
ITS: CO-MEMBER OF 2910 FELICIA AVENUE #3 LLC
SIGNER: CHRIS MUSCATELLO
ITS: AUTHORIZED SIGNER FOR ASHWOOD HOLDINGS, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **PETER A. THACKSTON** with who I am personally acquainted, and who upon oath acknowledged themself to be a **CO-MEMBER** of **2910 FELICIA AVENUE #3 LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **2910 FELICIA AVENUE #3 LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Co-Member of 2910 Felicia Avenue #3 LLC, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company.

WITNESS my hand, at office, on this 6th day of May, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CHRIS MUSCATELLO** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Signer for **ASHWOOD HOLDINGS, LLC, A CO-MEMBER OF 2910 FELICIA AVENUE #3 LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **ASHWOOD HOLDINGS, LLC AS A CO-MEMBER OF 2910 FELICIA AVENUE #3 LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Authorized Signer for Ashwood Holdings, LLC a Co-Member of 2910 Felicia Avenue #3 LLC, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company.

WITNESS my hand, at office, on this 6th day of May, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

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 May 6, 2025

Affiant Signature

5/6/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6 day of May, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY