WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326228 DEEDWARR
09/24/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20250924-0076148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

APRIL SUMRULD
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0925-054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
2910 Felicia 18 LLC	FILO Mortgage, LLC dba EVerStream Mortgage	092 10 0N 018.00
(NAME)	(NAME)	
107 Bellingrath Dr	Four Tower Bridge, 200 Barr Harbor Drive; Suite 400-425	
(ADDRESS)	(ADDRESS)	
Madison AL 35758	West Conshohocken, PA 19428	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HI TOOTSIE, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2910 FELICIA 18 LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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. 18, 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 by Warranty Deed from Zvezda 2 LLC, a Tennessee limited liability company to Hi Tootsie, LLC, a limited liability company, recorded March 9, 2022, as Instrument No.

20220309-0027081 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 2910 Felicia Street Unit 18, Nashville, TN 37209

unimproved ☐
This is improved ☑ property, known as 2910 Felicia Street Unit 18, ~~Unit 18,~~ Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18 day of September, 2025.

Hi Tootsie, LLC

BY: _____
Scott Haley, Member

BY: _____
Chancy DePriest, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of September, 2025, before me, appeared **Scott Haley and Chancy DePriest**, to me personally known (or proved to me on the basis of satisfactory evidence), and who, being by me duly sworn (or affirmed) did say that they are **Members** of **Hi Tootsie, LLC, a Limited Liability Company** and that said instrument was signed on behalf of said **Hi Tootsie, LLC** and said officers acknowledged said instrument to be the free act and deed of said **Hi Tootsie, LLC.**

_____
Notary Public

My Commission Expires: 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 18. 2025.

Affiant Signature

24th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202509240076148