Karen Johnson Davidson County
Batch# 1337214 DEEDWARR
10/22/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20251022-0084189

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: 1025-059

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Abdul Moiz Hafiz	Abdul Moiz Hafiz	092 10 0N 019.00
(NAME)	(NAME)	
2910 Felicia Street Unit 19	2910 Felicia Street Unit 19	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(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 FELICIA, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDUL MOIZ HAFIZ, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 19, 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 as Instrument No. 20191001-0100198 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Rudy at City Heights, LLC, a Tennessee Limited Liability Company to Hi Felicia, LLC, a Tennessee Limited Liability Company, recorded June 21,

2021, as Instrument No. 20210621-0083525 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Rudy at City Heights, with By-Laws appended thereto, of record in Instrument No. 20191001-0100198, as amended in Instrument No. 20191025-0109452; Charter of The Rudy at City Heights Homeowners Association, Inc., of record in Instrument No. 20191008-0103133; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20191014-0105103; Easement and Restrictions with a Deed of record in Instrument No. 20191001-0100197; all of said Register's Office of Davidson County, Tennessee.

Commonly Known As: 2910 Felicia Street Unit 19, Nashville, TN 37209

unimproved ☐
This is improved ☑ property, known as 2910 Felicia Street Unit 19, 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 heirs 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 heirs 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 15 day of October, 2025.

Hi Felicia, LLC,
a Tennessee Limited Liability Company

BY: _____
Steven Haley, Member

BY: _____
Chancy DePriest, Member

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ilisa Sharon Stillman, a Notary Public in and for the said State and County, personally appeared Steven Haley, Member and Chancy DePriest, Member of Hi Felicia, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members for Hi Felicia, LLC, the within named bargainor, a Limited Liability Company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by themselves.

_____
Notary Public

My Commission Expires: 10/17/2026 Witness our hands this 15 day of October, 2025.

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 October 15, 2025

Affiant Signature

October 15, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15 day of October, 20 25.

Notary Public

Notary's Seal:

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