This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone. (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

Karen Johnson
Batch # 1340314
10/30/2025 01 18 57 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs

20251030-0086527

STATE OF Illinois
COUNTY OF Sangamon

The actual consideration or true value, whichever is greater, for this transfer is $-0.00-

Affiant

Subscribed and sworn to before me this the 10 day of October, 2022 2025

Notary Public

My Commission Expires 3/17/2026

MICHELLE KEOKHAM
Official Seal
Notary Public- State of Illinois
My Commission Expires March 17, 2026

QUITCLAIM DEED

OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL**
2910 Felicia St Unit 19, LLC 2910 Felicia St, Unit 19 Nashville, TN 37209	New Owner	092 10 0N 019.00

KNOW ALL MEN BY THESE PRESENTS, that **Abdul Moiz Hafiz, a married man**, hereinafter Grantor(s), on this the 28th day of October, 2025, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto **2910 Felicia St Unit 19, LLC**, a Tennessee limited liability company, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, 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 hereto 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.

Being the same property conveyed to Abdul Moiz Hafiz, a married man, by Warranty Deed from Hi Felicia, LLC, a Tennessee limited liability company of record in Instrument No. 20251022-0084189 in the Register's Office of Davidson County, Tennessee dated October 15, 2025, and recorded October 22, 2025.

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.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record not stated herein

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 28th day of October, 2025.

Abdul Moiz Hafiz

STATE OF Illinois
COUNTY OF Sangamon

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Abdul Moiz Hafiz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 28 day of October, 2025

Notary Public

My Commission expires: 3/17/2026

MICHELLE KEOKHAM
Official Seal
Notary Public- State of Illinois
My Commission Expires March 17, 2026

AMH