Karen Johnson Davidson County
Batch# 1351796 DEEDWARR
12/01/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20251201-0094935

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $815,000.00. Affiant Subscribed and sworn to before me, this the 21st day of November, 2025. Notary Public My commission expires: 12-19-28

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Belle Meade Title and Escrow Corp., Trustee	NEW OWNER	092-10-0N-017.00-CO
109 Kenner Avenue, Ste 201		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CITY HEIGHTS NASHVILLE, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BELLE MEADE TITLE AND ESCROW CORP., TRUSTEE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17, 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 No. 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, No. 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 Register's Office for Davidson County, Tennessee, dated May 10, 2022 and recorded on May 19, 2022 and Scrivener's Affidavit Recorded in Instrument No. 20220630-0076123.

Being the same property conveyed to City Heights Nashville, LLC, a New Jersey limited Liability Company by Warranty Deed from 2910 Felicia Street, No. 17, LLC, a Tennessee limited Liability Company of record in Instrument No. 20231201-0092954 Register's Office for Davidson County, Tennessee, dated November 21, 2023 and recorded on December 01, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2910 Felicia Street #17, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2025.

City Heights Nashville, LLC, a New Jersey Limited Liability Company

By:_____
Jason Mora, Member

By:_____
Bianca Mora, Member

STATE OF NEW JERSEY
COUNTY OF Burlington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Mora and Bianca Mora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of City Heights Nashville, LLC, a New Jersey Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of November, 2025.

_____
Notary Public

My Commission Expires: 9/12/2026

DENNIS McGRATH
NOTARY PUBLIC
State of New Jersey
Commission # 2349482
My Comm. Expires Sep. 12, 2026

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 11-21-2025.

Affiant Signature

26th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

