Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, Clarksville, TN 37043. (931) 647-1501

FELICIA 1, LLC
a Tennessee limited liability company

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WAR-26-2910-1

TO: WARRANTY DEED

SUMIT ARYAL ET UX

THIS DEED OF REALTY, executed as of the 4th day of March, 2026, by Grantor, FELICIA 1, LLC, a Tennessee limited liability company, to Grantees, SUMIT ARYAL and AMBU ARYAL POKHREL, husband and wife,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entirety, and to their heirs and assigns forever, in fee simple, certain realty situated in the 2nd Jurisdiction of Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1, 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 #20191001-0100198, 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 FELICIA 1, LLC, a Tennessee limited liability company, by Warranty deed from ZVEZDA 2, LLC, a Tennessee limited liability company, dated May 5, 2022, recorded May 16, 2022 at 10:50 AM appearing of record at Instrument No. 20220516-0055882, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record at Instrument Nos. 20191025-0109452 and 20191014-0105103; (5) building restrictions; and (6) other matters of public record, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2026 taxes which have been prorated as of the date herein and Grantees assume; (2) will forever warrant and defend the title

Karen Johnson Davidson County
Batch # 1390267 DEEDWARR
03/09/2026 08:45:17 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50
20260309-0018403

unto Grantees and to their heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

FELICIA 1, LLC
a Tennessee Limited Liability Company

by: _____
Xiu Z. Zhang, Sole Member

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Xiu Z. Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Felicia, LLC, the within named bargainor, a Tennessee limited liability company, and that as the Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its Sole Member.

Witness my hand and seal at office this the 4th day of March, 2026.

MARTHA J. OGLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
MAY 16, 2029
COUNTY OF MONTGOMERY

_____
Notary Public
My Commission Expires:

[*Notary Seal*]

Property Owners Name
and Mailing Address:
SUMIT ARYAL
AMBU ARYAL POKHREL
5008 Fullbright Ct
Franklin, TN 37064

Person or Entity Responsible for
Payment of Property Taxes:
SAME / OWNER

Property Address:
2910 Felicia St #1
Nashville, TN 37209

Map and Parcel No.:
092 10 0N 001.00

STATE OF TENNESSEE, DAVIDSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $815,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 4th day of March, 2026.

DANA DELWORTH
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

_____
NOTARY PUBLIC

My Commission Expires: 05/08/28

[Affix Notary Seal]