Karen Johnson Davidson County
Batch# 1402134 DEEDWARR
04/06/2026 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,098.75
20260406-0027340

WARRANTY DEED

(SEAL)

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 $837,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TC-2910-19

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jared Edgar and Amanda Edgar	NEW OWNER	
(NAME)	(NAME)	**092 10 0N 019.00**
2910 Felicia Street, Unit 19		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

2910 FELICIA ST UNIT 19, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JARED EDGAR, AND AMANDA EDGAR, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, amended in Instrument No. 20191025-0109452, 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 to 2910 Felicia St Unit 19, LLC, a Tennessee limited liability company, by Quitclaim Deed from Abdul Moiz Hafiz, a married man, of record in Instrument No 20251030-0086527, in the Register's Office of Davidson County, Tennessee, dated October 28, 2025 and recorded on October 30, 2025.

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

Being the same property conveyed to Hi Felicia, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rudy at City Heights, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210621-0083525, in the Register's Office of Davidson County, Tennessee, dated June 17, 2021, and recorded on June 21, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191001-0100198, as amended in Instrument No. 20191025-0109452.
* Covenants, Conditions and Restrictions as set forth in Easements and Restrictions recorded in Instrument No. 20191001-0100197.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20191014-0105103.
* Charter for The Rudy at City Heights Homeowners Association recorded as Instrument No. 20191008-0103133.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2910 Felicia Street, Unit 19, Nashville, TN 37209.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 1st day of April, 2026.

2910 Felicia St Unit 19, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, as Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

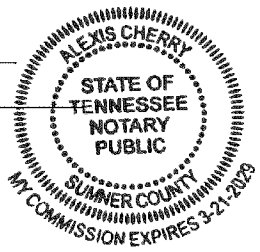
Before me, Alexis Cherry of the state and county mentioned, personally appeared Loy Carney, as Authorized Agent of 2910 Felicia St Unit 19, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 2910 Felicia St Unit 19, LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney as Authorized Agent of 2910 Felicia St Unit 19, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville TN, this 1st day of April, 2026.

_____
Notary Signature

Printed Name: Alexis Cherry

My commission expires: _____



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 April 1, 2026

Affiant Signature

April 1, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of April, 2026.

Notary Public

Notary's Seal:

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