Karen Johnson Davidson County
Batch # 1347682 DEEDWARR
11/18/2025 01:21:00 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20251118-0091899

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24930-AP

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-3210-4

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of November, 2025.

Notary Public
My Commission Expires: 7-2-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anjana Hassan 1420 W. Running Brook Rd Nashville, TN 37209	FORTEFI, LLC 2050 Lowes Drive Clarksville, TN 37040	104-06-0L-004-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nooruddin Yazdanpanah and Jalaliyeh Samimi, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anjana Hassan, married**, 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:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being known as Unit 4, together with the appurtenant common elements of Orleans Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing a horizontal property regime of Orleans Condominiums of record in Book 6437, page 536; as amended and supplemented in Book 6442, page 49; Book 6460, page 96; and in Instrument No. 20210727-0100416, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Book 6437, page 547, said Register's Office, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended and supplemented. Reference is hereby made to the site-plan of Orleans Condominiums attached as exhibit to said Master Deed, as amended and supplemented; and the original plat of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Nooruddin Yazdanpanah and Jalaliyeh Samimi, husband and wife by Warranty Deed from Mohammed Yousefpoor, married man, dated December 29, 2003, recorded January 5, 2004, of record in Instrument No. 20040105-0001302, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3210 Orleans Drive, 4, Nashville, TN 37212.**

This conveyance is made subject to 1) Property taxes for the year 2026, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2025.

GRANTOR:

Nooruddin Yazdanpanah

Jalaliyeh Samimi

STATE OF GEORGIA
COUNTY OF Cobb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nooruddin Yazdanpanah and Jalaliyeh Samimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of November, 2025.

Notary Public
My Commission expires: October 15, 2028

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028