WARRANTY DEED

Karen Johnson
Batch # 1350503
11/24/2025 03 30 46 PM
Fees $13 00 Taxes $8,140 00

Davidson County
DEEDWARR
2 pgs

20251124-0093784

File No. SG-25-9498

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert Nowinski, II and Alexis Nowinski	CITADEL SERVICING CORP.	
(NAME)	(NAME)	
1122 Oman Drive	3 ADA PARKWAY #200A	159-00-0-060 00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	IRVINE, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Catherine Moore, Trustee of 1122 Oman Trust dated February 10, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Nowinski, II and Alexis Nowinski, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to wit:

Beginning at a point in the center of Oman Drive (also known as Oman Memorial Drive), 1250 feet easterly from the intersection of the center line of said Drive and the center of Granny White Pike; thence northwardly 429 feet to the southern boundary line of said Eddy Arnold property; thence with the southern boundary line of said Eddy Arnold property and a fence north 68 deg. 35 min. East 303.7 feet to an iron pin; thence south 5 deg. 30 min. West 607 feet to the center of said Drive; thence with the center of said Drive, north 72 deg. West 81.5 feet to the beginning of a curve; thence around said curve having a radius if 507 feet northwestwardly 143.5 feet to the beginning, containing 3.29 acres, more or less.

Being the same property conveyed to Aaron Didier and Irina Didier, husband and wife by Warranty deed from Jennifer Bailey and husband, David L. Bailey of record in Instrument No. 20110303-0016978 Register's Office for Davidson County, Tennessee, dated March 1, 2011 and recorded on March 3, 2011.

Being the same property conveyed to Aaron Juel Didier and irina Alexandrovna Didier, Co-Trustees of The Didier Family Trust, dated July 25, 2019 by Quitclaim deed from Aaron Didier and Irina Didier, husband and wife of record in Instrument No. 20190729-0074345 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 29, 2019.

Being the same property conveyed to Aarn Juel Didier and Irina Alexandrovna Didier, husband and wife by Quitclaim deed from Aaron Juel Didier and Irina Alexandrovna Didier, Co-Trustees of The Didier Family Trust, dated July 25,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-TNB-25-1122

2019 of record in Instrument No. 20210608-0076878 Register's Office for Davidson County, Tennessee, dated June 3, 2021 and recorded on June 8, 2021.

Being the same property conveyed to Aaron Juel Didier and Irina Alexandrovna Didier, Co-Trustee's of the Didier Family Trust, dated July 25, 2019 by Quitclaim deed from Aaron Juel Didier and Irina Alexandrovna Didier, husband and wife of record in Instrument No. 20210706-0090534 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 7, 2021. Scrivener's Affidavit in Instrument No. 20230227-0013743, said Register's Office; and Quitclaim Deed in Instrument No. 20230308-0016781, said Register's Office.

Being the same property conveyed to 1122 Oman Trust dated February 10, 2023 by Warranty Deed from Aaron Juel Didier and Irina Alexandrovina Didier, Co-trustees of the Didier Family Trust dated July 25, 2019, dated March 6, 2023 and recorded March 3, 2023 in Instrument No. 20230308-0016782, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1122 Oman Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 20th day of November, 2025.

1122 Oman Trust dated February 10, 2023

By: _____, Trustee
Catherine Moore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2025, before me personally appeared Catherine Moore, Trustee of 1122 Oman Trust dated February 10, 2023, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2025.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County