Karen Johnson Davidson County
Batch# 1370955 DEEDWARR
01/16/2026 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $480.63
20260116-0004175

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:
2/29/28
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

04-NSH26-10681

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hanna Nicole Samadnoori and 550 Harding Place #F112 Nashville, TN 37211	NEW OWNER	147-02-0B-114-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Solomon Desta**,hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hanna Nicole Samadnoori**, hereinafter called the Grantees, their successors 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 in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. F One Hundred Twelve (F-112), on the Plan of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed; to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Soloman Desta, unmarried man by Warranty Deed from Grace Lee, unmarried of record as Instrument No. 20221213-0129235, in the Register's Office for Davidson County, Tennessee, dated December 07, 2022 and recorded on December 13, 2022.

Parcel No.: 147 02 0B 114.00
Being also known as: 550 Harding Place #F112, Nashville, TN 37211

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 550 Harding Place #F112 , Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15 day of January, 2026

Solomon Desta

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Solomon Desta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at San Diego, California, this 15 day of January, 2026.

Notary Public

My Commission Expires: 12/03/2028

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm. Expires Dec 3, 2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Wrather *(custodian's name)*, 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 January 15, 2026 *(date of document)*.

Custodian's Signature — 1/16/26 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 16th day of January, 2026.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

MY COMMISSION EXPIRES: 2/29/28