This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25171-AP

Karen Johnson Davidson County
Batch# 1378544 DEEDWARR
02/10/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,475.30
20260210-0009905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. OCT 11, 2026

The actual consideration or value, whichever is greater, for this transfer is $669,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Andrew Harding 6128 Robertson Ave Nashville, TN 37209	Legacy Home Loans, LLC dba Steadfast Mortgage 408 HIGHWAY 76 White House, TN 37188	91-9-1N-001.00 CO

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, **6124 Robertson Ave Partners LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph Andrew Harding, an unmarried man**, 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:

A certain unit located in Davidson County, being known and designated as Unit No. 1 of LOFTS AT ROBERTSON, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing LOFTS AT ROBERTSON, a Horizontal Property Regime, of record in Instrument Number 20250324-0021919, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property conveyed to 6124 Robertson Avenue Partners LLC, a Tennessee limited liability company by Quitclaim Deed from Nashville FHMG LLC, a Tennessee limited liability company, dated June 29, 2022, recorded July 11, 2022, of record in Instrument No. 20220711-0079448, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6128 Robertson Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 4th day of February, 2026.

GRANTOR:

6124 Robertson Ave Partners LLC
a Tennessee Limited Liability Company

By: Richland South, LLC, a Tennessee limited liability company
Its Manager

By: _____
Hassan Mousavi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hassan Mousavi, 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 he is the Sole Member of Richland South, LLC, acting in its capacity as Manager of 6124 Robertson Ave Partners LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of February, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-8-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 4th day of February, 2026.

Affiant Signature

Date 2-4-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026