Karen Johnson Davidson County
Batch# 1459027 DEEDWARR
08/12/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20260812-0074692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27
(AFFIX SEAL)

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Henriksen	New Owner	092 16 0D 124.00
(NAME)	(NAME)	
5125 Traceway Drive Nashville, TN 37211		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LADAN AHMADI, TRUSTEE OF LADAN AHMADI TRUST**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **GARY HENRIKSEN**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 124 and Parking Space No. 37 of Bristol on Broadway, a Condominium Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seg. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway, a Condominium Development, of record in Instrument Number 20050517-0055639, amended by Instrument No. 20060307-0026614, and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 casements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with a .39% interest in the common elements as provided for in said Master Deed.

Being the same property conveyed to Ladan Ahmadi, unmarried, from Lauren F. Yuda, a single woman, by Warranty Deed dated May 7, 2018, recorded May 9, 2018, in Instrument No. 20180509-0044627, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ladan Ahmadi, as Trustee of the Ladan Ahmadi Trust, from Ladan Ahmadi unmarried, by Tennessee Quitclaim Deed dated June 3, 2024, recorded June 11, 2024, in Instrument No. 20240611-0043492, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1803 Broadway, Unit 124, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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, myself to warrant and forever defend the title to the said land to the said GRANTEE, his 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 27 day of July, 2026.

Ladan Ahmadi Trust

By: _____
Ladan Ahmadi, Trustee

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ NEW YORK

On this 27 day of July, 2026, before me personally appeared Ladan Ahmadi, Trustee of Ladan Ahmadi Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that she is the Trustee of the Ladan Ahmadi Trust, and that she, as Trustee, executed the same by her free act and deed.

Witness my hand, at office, this 27 day of July, 2026.

_____
Notary Signature
My commission expires: 03/13/2028

Mdsohedul I. Shanto
Notary Public State of New York
01SH0022220
Qualified in New York County
Commission Expires March 13, 20__

RETURN TO:

SoBro Law Group, PLLC
101 Lea Ave., Nashville, TN 37210
(615) 988-9911

Certificate of Authenticity

I, Adam G. LaFevor, 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 7/27/2026.

Affiant Signature

7/27/26
Date

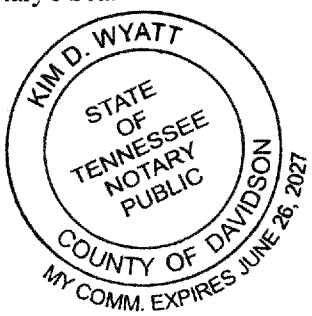
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27 day of July, 2026.

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal



RECORD & RETURN TO:
SoBro Law Group, PLLC
101 Lea Ave.
Nashville, TN 37210