THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P26-9446-WE	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April 2026 Notary Public MY COMMISSION EXPIRES: 9/19/2029 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1409904 DEEDWARR
04/22/2026 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260422-0033412

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret A Zaidman and Izak Zaidman	New owners	
7816 Old Harding Pike		155-00-0-083.00
Nashville, TN 37221		
(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, WE, **Jeffrey Mobley, Trustee of the 7816 Old Harding Pike Trust dated August 13, 2024,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret A. Zaidman, a single woman, and Izak Zaidman, a single man, as joint tenants with right of survivorship,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
A tract of land in the Davidson County, Tennessee, being a part of Tract No. 3 of the J.H. Wright Belleview Farm, described according to a survey made by Blanchard and Parrish, Surveyors, September 29, 1938, as follows:

Beginning at a point in the center of Harding Road, said point being approximately one-third of a mile east of the intersection of Highway No. 100 and said Harding Road; thence North 54 deg. 26' West 360.3 feet to an iron pin; thence South 80 deg. 10' West 84.6 feet to a stake; thence South 45 deg. 20' East 397 feet to the center of Harding Road; thence along the center of Harding Road North 48 deg. 43' East 125.15 feet to the point of beginning, containing 0.81 of an acre, more or less.

Tract II:
Land in Davidson County, Tennessee, beginning at a stake in the center of Harding Road, Cora McPherson's Northeast corner running thence with said Cora McPherson's line North 54 deg. 26' West 360.3 feet to a stake; thence North 80 deg. 10' East 23 feet to a stake; thence South 54 deg. 26' East 350 feet to a stake in the center of the Harding Road; thence with the center of the road; North 80 deg. 10' East 16 1/2 feet to the beginning, containing 22.52 square rods, more or less.

Being the same property conveyed to Jean Marie Grissim, unmarried by Warranty Deed from Ronald C. Garland, married of record in Instrument No. 20160916-0097700 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 16, 2016.

Being the same property conveyed to Jean M. Grissim, Trustee of the Jean M. Grissim Revocable Living Trust by Quitclaim Deed from Jean Marie Grissim of record in Instrument No. 20170301-0020326 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on March 1, 2017.

Being the same property conveyed to Pinnacle Home Properties, LLC - Series C, a Tennessee limited liability company by Quitclaim Deed from Jean M. Grissim, Trustee of the Jean M. Grissim Revokable Living Trust dated November 22, 2002, as amended February 2021 of record in Instrument No. 20221109-0120100 Register's Office for Davidson County, Tennessee, dated November 8, 2022 and recorded on November 9, 2022.

Being the same property conveyed to Jean Marie Grissim by Quitclaim Deed from Pinnacle Home Properties, LLC - Series C, a series of Tennessee limited liability company of record in Instrument No. 20240822-0064604 Register's Office for Davidson County, Tennessee, dated August 13, 2024 and recorded on August 22, 2024.

Being the same property conveyed to Jeffrey Mobley, Trustee of the 7816 Old Harding Pike Trust dated August 13, 2024 by Quitclaim Deed from Jean Marie Grissim of record in Instrument No. 20240822-0064670 Register's Office for Davidson County, Tennessee, dated August 13, 2024 and recorded on August 22, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **7816 Old Harding Pike, Nashville, TN 37221.**

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 our hands this the 17th day of April, 2026.

7816 Old Harding Pike Trust dated August 13, 2024

BY: _____
Jeffrey Mobley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Jeffrey Mobley**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the **7816 Old Harding Pike Trust dated August 13, 2024** the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal this the 17th day of April, 2026.

My Commission expires: LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Lindsay Hamada
Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/2026.

Affiant Signature – Joshua A. Terry

4/22/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/22/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27