WARRANTY DEED

Karen Johnson
Batch # 1426583
05/29/2026 09:09:10 AM
Fees: $13.00 Taxes: $1,794.50

Davidson County
DEEDWARR
2 pgs

20260529-0048660

File #26-TC-0807-C

(SEAL)

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Top R and A Development LLC	**New Owner**	
(NAME)	(NAME)	**082 07 0 455.00**
1818 RIVER DR		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

WAYNE EDELSTEIN, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TOP R AND A DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Miller's Addition to Edgefield, Now East Nashville of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 34 fronts 50 feet on the Easterly side of North 5th Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Wayne Edelstein, unmarried, by Warranty Deed from William M. Patterson, of record in Instrument No. 20190829-0087447, in the Register's Office of Davidson County, Tennessee, dated August 23, 2019 and recorded on August 29, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Miller's Addition to Edgefield, Now East Nashville, as recorded in Plat Book 57, Page(s) 133.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **807 North 5th Street, Nashville, TN 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22nd day of May, 2026.

Wayne Edelstein by _____, his attorney in Fact

Wayne Edelstein by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **WAYNE EDELSTEIN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **WAYNE EDELSTEIN**.

Witness my hand and official seal this **22nd** day of **May, 2026**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026