Karen Johnson Davidson County
Batch# 1427462 DEEDWARR
06/03/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20260603-0049865

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Lawrence<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$795,000.00~~<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|
| File No. BC-26-402 | |

SONDRA MOUNCEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/21/2029
MAURY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Matthew Jirak | Same As New Owner | |
| (NAME) | (NAME) | 083-13-0P-002.00-CO |
| 409A S 14th Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (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, I/WE, **ELENA ELIZABETH REINERT, TRUSTEE, OR ANY SUCCESSOR IN TRUST, UNDER THE REVOCABLE TRUST AGREEMENT OF ELENA ELIZABETH REINERT, DATED MAY 6, 2022 AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JIRAK, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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 B of the 409 S. 14th Street Townhomes as set forth in the Declaration of Covenants and Restrictions for the 409 S. 14th Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140619-0053789 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "B" of said Declaration.**

**Being the same property conveyed to Elena E. Reinert by Warranty Deed from Andy L. French, II and Daniel M. Buckley, married to each other of record in Instrument No. 20191030-0111107 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on October 30, 2019.**

**Being the same property conveyed to Elena Elizabeth Reinert, Trustee, or any successors in trust, under the Revocable Trust Agreement of Elena Elizabeth Reinert dated May 6, 2022 and any amendments thereto by Special Warranty Deed from Elena E. Reinert, an unmarried woman of record in Instrument No. 20221003-0108854 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on October 03, 2022.**

**This is property more commonly known as 409A S 14th Street, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my hand this 22nd day of May, 2026.

**The Revocable Trust Agreement of**
**Elena Elizabeth Reinert dated May 6, 2022**

**By:** _____
**Elena Elizabeth Reinert, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Elena Elizabeth Reinert, Trustee of The Revocable Trust Agreement of Elena Elizabeth Reinert dated May 6, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2026.

_____
Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

CERTIFICATION

I, Chase M. Cosner (owner/preparer of document), 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 5/28/26 (date).

Affiant Signature

5/28/26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 28 day of May 2026.

Notary Signature

My Commission Expires: _____

