Karen Johnson Davidson County
Batch# 1435773 DEEDWARR
06/18/2026 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260618-0055360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

File No. SG-26-2546

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica L. Reidt	**City National Bank**	
(NAME)	(NAME)	
1709 Martin Street	**350 S. Grand Ave. 12th Fl**	105-11-0-096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Los Angeles, CA 90071**	
(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, **Catherine Moore, Trustee of The 1709 Martin Street Trust dated December 6, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica L. Reidt, an Unmarried Woman**, 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 Lot No. 4 on the Plan of Arlyne Heights, of record in Book 1424, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica Weisenbach by Warranty Deed from Megan McCrossin and Jordan Robinson, wife and husband of record in Instrument No. 20070522-0060933 Register's Office for Davidson County, Tennessee, dated May 21, 2007 and recorded on May 22, 2007.

Being the same property conveyed to Jessica L. Weisenbach and William W. Sellers, as joint tenants with the right of survivorship by Quitclaim Deed from Jessica Weisenbach of record in Instrument No. 20090629-0060311, Register's Office for Davidson County, Tennessee, dated June 19, 2009 and recorded on June 29, 2009.

Being the same property conveyed to Catherine Moore, Trustee of the 1709 Martin Street Trust by Quitclaim Deed from Jessica Sellers, f/k/a Jessica L. Weisenbach, and William W. Sellers, wife and husband, formerly joint tenants with the right of survivorship of record in Instrument No. 20181212-0120760 Register's Office for Davidson County, Tennessee, dated December 06, 2018 and recorded on December 12, 2018.

This is property more commonly known as 1709 Martin Street, Nashville, TN 37203.

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/our hand this 15th day of June, 2026.

The 1709 Martin Street Trust dated December 6, 2018

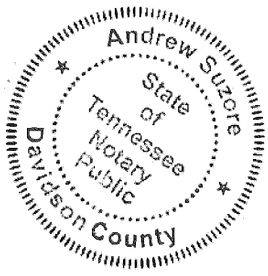
By: _____
Catherine Moore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2026, before me personally appeared Catherine Moore, Trustee of The 1709 Martin Street Trust dated December 6, 2018, 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 15th day of June, 2026.

_____
Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Spencer Gross, 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

June 15th, 2026.

Affiant Signature

June 15th, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

17th day of **June**, 20**26**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

