WARRANTY DEED

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

File #26-TL-1109-2

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)
Richard Phillip Jarrell, Jr., Trustee of The RPJ Revocable Trust dated June 16, 2026 and Diane Charlotte Jarrell, Trustee of THE DCJ Revocable Trust dated June 16, 2026	**MLD Mortgage Inc. DBA The Money Store**	Karen Johnson Davidson County Batch# 1441834 DEEDWARR 07/02/2026 01:31:30 PM 3 pgs Fees: $18.00 Taxes: $6,031.00 20260702-0059935
(NAME) **1109 Bate Avenue, Unit 2**	(NAME) **30B Vreeland Road, Ste 200 & 220**	**105 09 3C 006.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Florham Park, NJ 07932**	
(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,

REBECCA A. WEIN, TRUSTEE OF REBECCA A. WEIN REVOCABLE TRUST,

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

RICHARD PHILLIP JARRELL, JR., TRUSTEE OF THE RPJ REVOCABLE TRUST DATED JUNE 16, 2026, AND DIANE CHARLOTTE JARRELL, TRUSTEE OF THE DCJ REVOCABLE TRUST DATED JUNE 16, 2026,

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 Unit 6, on the Plan shown on the Declaration of Covenants, Conditions and Restrictions for BATE AVENUE RESIDENCES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210713-0094118 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This land was previously part of Lot No. 17, and all of Lots 18 and 19 on the Plan of W.S Criddles (previously misspelled as Griddles) Subdivision of Lot 1 of Lawrence Plan of record in Book 57, page 84, and reserved Parcel "A" on the resubdivision of certain lots of the W.S. Criddles Subdivision of Lot No. 1 Lawrence Plan, as of record in Book 4060, page 114, said register's office.

Being the same property conveyed to Rebecca A. Wein, Trustee of The Rebecca A. Wein Revocable Trust, by Warranty Deed from TN Nashville 12th South LLC, a South Carolina limited liability company, of record in Instrument No. 20230526-0040115, in the Register's Office of Davidson County, Tennessee, dated May 25, 2023, and recorded on May 26, 2023.

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 W. S. Criddles Subdivision of Lot No. 1, as recorded in Plat Book 57, Page 84.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210713-0094118 as amended in Instrument No. 20231220-0098055.
* Easement for Public Right of Way, recorded in Instrument No. 20210415-0050676.
* Costumer Service Agreement as set forth in instrument recorded in Instrument No. 20210420-0052762.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1109 Bate Avenue, Unit 2, Nashville, TN 37204**.

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 29th day of June, 2026.

Rebecca A. Wein Revocable Trust

By: Rebecca A. Wein
Rebecca A. Wein, Trustee

STATE OF Pennsylvania
COUNTY OF Chester

On this 29th day of June, 2026, before me personally appeared Rebecca A. Wein, Trustee of Rebecca A. Wein Revocable Trust, 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 29th day of June, 2026.

Laura V. Sclafani
Notary Signature
My commission expires: 10/29/2026

Commonwealth of Pennsylvania - Notary Seal
Laura V. Sclafani, Notary Public
Chester County
My commission expires October 29, 2026
Commission number 1133338
Member, Pennsylvania Association of Notaries

True Copy Certification

I, **Tammy Carney,** 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 this the 29 day of June, 2026.

Affiant Signature

Date 6.30.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027