THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654748**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2026. see attached Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1443191 DEEDWARR
07/08/2026 09:49:30 AM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20260708-0061452

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alyssa Perlstein and Liam Perlstein 6121 Louisiana Avenue, Unit A Nashville TN 37209	New Owner	Tax Parcel ID No. 091-01-0S-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah C. Reed, unmarried, and Jody A. Binkoff, unmarried, tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alyssa Perlstein and Liam Perlstein, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A", together with the common areas, on the plan of 6121 Louisiana Avenue Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6121 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181220-0123946, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to SARAH C. REED and JODY A. BINKOFF, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from KENNETH PREMO, of record in Instrument No. 20200526-0054069, dated May 20, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-01-0S-001.00 CO.

Rights of others in and to party walls.

Matters shown on the Plan of record in Plat Book 2663, page 88, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20181220-0123946, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5435, page 221, said Register's Office.

This is improved property located at 6121 Louisiana Avenue, Unit A Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 7th *Date* day of July *Month*, 2026 *Year*, by

(1) Jody A. Binkoff

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

FELICIA Y. MILLER
COMM. # 2320468
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
COMM. EXPIRES JUNE 12, 2029

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2026.

Sarah C. Reed by Jody A. Binkoff her Attorney in Fact

Sarah C. Reed by Jody A. Binkoff, her Attorney-in-Fact

Jody A. Binkoff

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jody A. Binkoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sarah C. Reed and that she is authorized by Sarah C. Reed to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of July, 2026.

See attached

Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On July 6, 2016 before me, Felicia Y. Miller, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jody A. Binkoff
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my ~~hand and official~~ seal.

FELICIA Y. MILLER
COMM. # 2520468
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
COMM. EXPIRES JUNE 12, 2019

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jody A. Binkoff	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☑ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: Sarah C. Reed	Signer is Representing: _____

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Certificate of Authenticity

I, [signature], 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 7-7-26 (date of document).

[signature]
Affiant Signature

Date: 7-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of July, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

