Karen Johnson Davidson County
Batch# 1460097 DEEDWARR
08/17/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20260817-0076608

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EB-26-3170

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

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
The Mark Wayne Edelstein Living Trust	General Mortgage Capital Corporation	
(NAME)	(NAME)	
31611 Via Conejo, 140	1350 Bayshore Hwy, Ste 740	071-12-0D-011.00-CO
(ADDRESS)	(ADDRESS)	
Coto de Caza, CA 92679	Burlingame, CA 94010	
(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, **Katherine Michelle Mullins, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne Mark Edelstein, Trustee of The Wayne Mark Edelstein Living Trust dated November 9, 2020**, 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 6 on the Plan of HIGHLAND HEIGHTS, a Horizontal Property Regime with Private Elements, as shown in the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for HIGHLAND HEIGHTS, as set forth in Exhibit "B" of record in Instrument No. 20210429-0057914, in the Register's Office of Davidson County, Tennessee, (formerly known as CHEROKEE PLACE as set forth in Exhibit "B" of record in Instrument No. 20181130-0116688, Scrivener' s Affidavit Instrument No. 20181205-0118709 and amended in Instrument Nos. 20190125-0007731 and 20200203-0012211), in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine Michelle Mullins, unmarried by Warranty Deed from At2 Cherokee, LLC, A Delaware Limited Liability Company of record in Instrument No. 20210615-0080841 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021, and Scrivener's Affidavit Recorded on February 03, 2022, and Instrument No. 20220203-0012803. And Scrivener's Affidavit recorded July 24, 2026 as Instrument No. 20260724-0067524. Katherine Michelle Mullins subsequently married Russell Graham Clark. Russell Graham Clark joins in this conveyance to convey all marital interest he has in subject property.

This is property more commonly known as 801 Cherokee Avenue, #6, Nashville, TN 37207.

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 3rd day of August, 2026.

Katherine Michelle Mullins

Russell Graham Clark

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 3rd day of August, 2026, before me personally appeared Katherine Michelle Mullins and Russell Graham Clark, 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 3rd day of August, 2026.

Notary Signature
My commission expires:

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
December 2, 2028
COUNTY OF RUTHERFORD

True Copy Certification

I, **Jodi Jackson,** 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 13 day of August, 2026.

Affiant Signature
Date 8/13/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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