This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9958-CL

Karen Johnson Davidson County
Batch# 1466688 DEEDWARR
09/01/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20260901-0080875

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $1,010,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2026.

Notary Public
My Commission Expires: 6-3-29

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raphael Ginsburg and Frances Klein 1627 Long Avene Nashville TN 37206	New Owner	07/24/2026

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Mobley, Trustee of The 1627 Long Avenue Trust, dated March 28, 2023** (individually and/or collectively, "Grantor"), transfer and convey unto **Raphael Ginsburg and Frances Klein, spouses married to each other** (individually and/or collectively, "Grantee"), 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. 177 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey Mobley, as Trustee of The 1627 Long Avenue Trust dated March 28, 2023, by Warranty Deed from Cheyenne Smith and Amy Lea Smith, husband and wife, of record in Instrument No. 20230426-0030791, in the Register's Office of Davidson County, Tennessee, dated April 26, 2023, and recorded on April 26, 2023.

This is improved property located at: **1627 Long Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of August, 2026.

GRANTOR:

The 1627 Long Avenue Trust

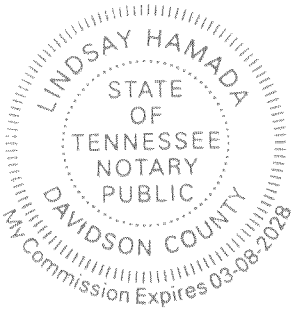
By: _____
Jeffrey Mobley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Mobley, Trustee of The 1627 Long Avenue Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2026.

_____
Notary Public
My Commission expires: _____



202609010080875

I, Kirsten Virden, 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 8.26.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 8.26.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

