Karen Johnson Davidson County
Batch# 1485365 DEEDWARR
10/16/2026 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20261016-0095242

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39478-09-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 16th day of October, 2026. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David S. Weiss, Trustee 1510 Demonbreun Street Unit 704 Nashville, TN 37203	David S. Weiss, Trustee 11 Picardy Lane St. Louis, MO 63124	Map and Parcel No.: 093 09 0A 028.00

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, James J. Denton and Cheryl L. Denton, Trustees of The Denton Joint Revocable Trust, dated June 27, 2025 (collectively, "Grantors"), have this day bargained and sold, and does hereby transfer and convey to David S. Weiss, as Trustee of the David S. Weiss GST Exempt Trust established pursuant to Section 3 of the Ellen C. Weiss Revocable Trust under Indenture of Trust dated November 7, 2002, as amended and restated July 2, 2021 ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1510 Demonbreun Street, Unit 704, Nashville, TN 37203.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 14th day of October, 2026.

GRANTORS:

James J Denton

James J. Denton, Trustee of
The Denton Joint Revocable Trust
dated June 27, 2025

Cheryl L. Denton, Trustee of
The Denton Joint Revocable Trust
dated June 27, 2025

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared by two way audio video communication, before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James J. Denton and Cheryl L. Denton, Trustees of The Denton Joint Revocable Trust, dated June 27, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2026.

Notary Public
My Commission Expires: 10/25/2027

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit 704, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed, of record as Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") by amendment as Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed, as amended.

Being the same property conveyed to James J. Denton and Cheryl L. Denton, Trustees of the Denton Joint Revocable Living Trust, by Warranty Deed from James Denton and Cheryl Denton, husband and wife, dated June 27, 2025, recorded July 23, 2025, as Instrument No. 20250723-0058040, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to James Denton and Cheryl Denton, husband and wife, by Warranty Deed from Ke Qin, a single person, dated February 29, 2016, recorded March 03, 2016, as Instrument No. 20160303-0020625, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2027 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RHYTHM at MUSIC ROW, a CONDOMINIUM, as recorded in Plat Book 20070725-0088390.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060331-0036680.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE RHYTHM at MUSIC ROW, a CONDOMINIUM of record in Instrument No.; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
7. Covenants, Conditions and Restrictions as set forth in Restrictions for Arts Center Redevelopment Plan recorded in Book 10965, Page 404, Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0084598, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060.
8. Driveway Agreement as set forth in instrument recorded in as referenced in Instrument No. 20030131-0014020.
9. Stormwater Agreement as set forth in instrument recorded in Instrument No. 20070423-0014020.
10. Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.
11. All matters appearing on the Plan of record as Instrument No. 20080402-0033102.
12. Subject to rights of others in and to common areas/elements.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/14/26 (date of document).

Affiant Signature

10/16/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

