WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 2.28.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
5919ADEAL, LLC	5919ADEAL, LLC	091-09-4-B-001.00 CO
(NAME)	(NAME)	
7 Meghan Ct.	7 Meghan Ct.	
(ADDRESS)	(ADDRESS)	
Saratoga Springs, NY 12866	Saratoga Springs, NY 12866	
(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, we, **Jamie Catalfamo, formerly Jamie Alberici, and husband, Matthew Catalfamo,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5919ADEAL, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS 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 A, 5919 Deal Avenue Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as shown on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20161207-0128733, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a particular description of said property.

Being the same property conveyed to Jamie Alberici, single, by Warranty Deed from Mack Props, LLC, a Tennessee limited liability company, dated January 19, 2018, of record in Instrument No. 20180122-0006487, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5919A Deal Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1375233 DEEDWARR
02/03/2026 08:49:46 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20260203-0007216

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, its heirs and assigns forever; and 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 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, its 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.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the plat of record in Book 421, page 83; Declaration of Protective Covenants, Conditions and Restrictions, Plat, By-Laws, Articles of Incorporation and all exhibits thereto, of record in Instrument No. 20161207-0128733; Articles of Incorporation/Charter of record in Instrument No. 20161207-0128732Articles of Incorporation/Charter of record in Instrument No. 20161207-0128732; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 23rd day of January, 2026.

Jamie Catalfamo, formerly Jamie Alberici

Matthew Catalfamo

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jamie Catalfamo, formerly Jamie Alberici, and Matthew Catalfamo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of January, 2026.

Notary Public
My Commission Expires: _____

File No.: 39921

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027