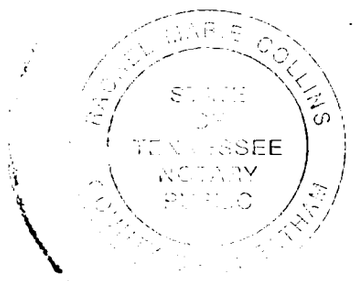
Karen Johnson Davidson County
Batch# 1379277 DEEDWARR
02/12/2026 07:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,382.80
20260212-0010856

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $644,000.00.

Kirsten Vrider
Affiant

Subscribed and sworn to me on 02/06/26.

Rachel Marie Collins
NOTARY PUBLIC

My Commission Expires: 3.21.2028

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jordan Eddy and Riley Scalzo 305B Joyner Ave. Nashville, TN 37210	The Huntington National Bank PO Box 3790 Tupelo, MS 38803	119 05 0H 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jordan Eddy, an unmarried man, and Riley Scalzo, a married woman, as her sole and separate property, as joint tenants with right of survivorship**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land situated in Davidson County, Tennessee, being Unit 305B as established in Declaration of Covenants, Conditions and Restrictions for 305 Joyner Avenue Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20241121-0091195, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "B" to the Declaration, to which reference is hereby made for a more particular description of said property.
>
> BEING a portion of the same property conveyed to THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from Khurshid Ismoilov, unmarried, of record in Instrument No. 20240731-0058136, in the Register's Office for Davidson County, Tennessee, dated July 31, 2024, and recordation of same date.
>
> This is improved property, known as 305B Joyner Ave, Nashville, TN 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 02/ 06 /26.

THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Authorized Agent of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP, and that as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP as Authorized Agent.

Witness my hand and official seal on 02/ 06 /26.

_____
NOTARY PUBLIC

My Commission Expires: 9/3/29



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 02/06/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/06/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

