Karen Johnson Davidson County
Batch# 1380804 DEEDWARR
02/13/2026 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260213-0011842

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 12 day of February, 2026.

Notary Public

My commission expires:

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

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Michael John Edinger 519 17th Street North Nashville, TN, 37206	**ALCOVA Mortgage, LLC** 308 Market Street SE Roanoke, VA 24011	083-06-0-409.00

THIS INDENTURE, made and entered into this **12th** day of **February, 2026**, by and between **JOEY JACIUNDE**, an unmarried person, Grantor, and **MICHAEL JOHN EDINGER, an unmarried man**, Grantee,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled W. L. Horn's Spout Springs Addition, Re-sub part Lot No. 5, of record in Book 3842, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOEY JACIUNDE, by deed from ANDREW D. SCHMIDT, of record as Instrument No. 20060912-0112551, dated August 31, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) all applicable governmental and/or zoning regulations; and (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 519 17th Street North, Nashville, TN, 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the said Grantee, his heirs, successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered; and that unless otherwise herein set out the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" or "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said Grantor the day and year first above written.

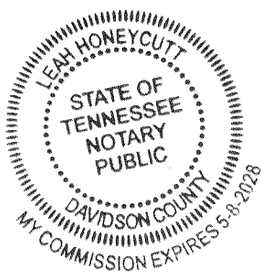
Joey Jaciunde
JOEY JACIUNDE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JOEY JACIUNDE** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **12th** day of **February, 2026**.

Notary Public
My commission expires: 5/8/28



True Copy Certification

I, **Tonya Cherry,** 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 12 day of February, 2026.

Affiant Signature
Date 2-12-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

