Karen Johnson Davidson County
Batch# 1384894 DEEDWARR
02/24/2026 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20260224-0014549

WARRANTY DEED

File No.: 2026-0048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,500.00.

Affiant

Subscribed and sworn to before me on FEBRUARY 23, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Daniel Mordecai and Lily Brenda Farha Mordecai 402 Lovell Street Nashville, TN 37209	NEW OWNER	091-14-0H-001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES ADAM DUFF AND RACHEL W DUFF, HUSBAND AND WIFE**, collectively hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **DANIEL MORDECAI AND LILY BRENDA FARHA MORDECAI, HUSBAND AND WIFE**, collectively hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Homes at 402 Lovell Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Home at 402 Lovell Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191028-0110127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to James Adam Duff and Rachel W. Duff, Husband and Wife, by Warranty Deed from Justin Scoggins, a married man, of record in Instrument No. 20201022-0122859, in the Register's Office of Davidson County, Tennessee, dated October 16, 2020, and recorded on October 22, 2020.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 402 Lovell Street, Nashville, TN 37209.

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 heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS doe further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS our hands on February 20, 2026.

Grantor:

James Adam Duff

Rachel W Duff

STATE OF North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James Adam Duff and Rachel W Duff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2026.

(James N Allen)

Notary Public

My Commission expires: 10/20/2029

JAMES N ALLEN
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
10/20/2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 20, 2026

Affiant Signature

February 20, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of February, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY