Karen Johnson Davidson County
Batch# 1387831 DEEDWARR
03/03/2026 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20260303-0016972

Name and Address of New Owner:
Curb Appeal Property Investments LLC
5900 Balcones Dr, Ste 100
Austin, Texas 78731

Send Tax Bills To:
Curb Appeal Property Investments LLC
Same as owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 071 02 0 057.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Adeel And Sams Rentals, LLC** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Curb Appeal Property Investments LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described partly by a survey made by Z.J. Wilkinson, Surveyor, May 12, 1949, as follows:

Beginning on the Southerly margin of Stratford Avenue at a point 600 feet West of the Westerly margin of Hampton Avenue, said point also being 150 feet West of the Northwest corner of the property conveyed to James Rutledge and wife, by Deed from Warren Glenn Pittman and wife, of record in Book 2154, Page 177, Register's Office for said County, thence Southwardly and parallel with the Westerly line of said Rutledge property 150 feet; thence Westwardly and parallel with the Southerly margin of Stratford Avenue 50 feet; thence Northwardly 150 feet to the Southerly margin of Stratford Avenue; thence with said Avenue North 77 degrees East 50 feet to the beginning.

Being the same property conveyed to Adeel & Sams Rentals, LLC, by Warranty Deed from Mary Miller, a single woman, of record in Instrument No. 20180530-0051356, in the Register's Office of Davidson County, Tennessee, dated May 25, 2018 and recorded on May 30, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2026.

Adeel And Sams Rentals LLC

By: _____ (SEAL)
Adeel Mohammad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2026, before me personally appeared Adeel Mohammad, Member of Adeel And Sams Rentals, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

_____
Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of February, 2026.

_____
Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 26, 2026

_____
March 2, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2 day of March, 2026.

Notary Public: _____

My Commission Expires: 7.6.26