THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453940**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2026. Notary Public My Commission E

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

Karen Johnson Davidson County
Batch # 1447273 DEEDWARR
07/15/2026 09:34:09 AM 2 pgs
Fees: $13.00 Taxes: $3,441.00

20260715-0063911

WARRANTY DEED

Address New Owner: Dodd Development Group, LLC 1318 Clifton Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-12-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Stringfellow, IV and Ashley Stringfellow, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dodd Development Group, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 54 feet front and 43.6 feet rear of Lot No. 15 and the westerly 36 feet of Lot No.16 on the Final Plan of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County. Said parts of Lots 15 and 16 fronts together 90 feet of the northerly side of Clifton Avenue and runs back 200.5 feet, more or less, on the westerly line, to a dead line measuring 79.6 feet thereon.

Being the same property conveyed to EDWARD STRINGFELLOW IV AND SPOUSE, ASHLEY STRINGFELLOW, by deed from DOROTHY FLEMING, of record in Instrument No. 20031120-0169503, dated November 19, 2003, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-12-0-024.00.

Matters shown on the Plan of record in Plat Book 1424, page 22, said Register's Office.

This is improved property located at 1318 Clifton Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2026.

Edward Stringfellow, IV

Ashley Stringfellow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Stringfellow, IV and Ashley Stringfellow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2026.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028