Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755326

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2026.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1463050
08/25/2026 10:00:01 AM
Fees: $13.00 Taxes: $2,127.50

Davidson County
DEEDWARR
2 pgs

20260825-0078569

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Just Justifying, LLC, a Texas Limited Liability Company 1018 9th Avenue South Nashville TN 37203	New Owner	Tax Parcel ID No. 105-02-0-453.00

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, **Mildred H. Alford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Just Justifying, LLC, a Texas 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 Lot(s) 5, as shown on the map entitled Section One Hundred Edgehill Estates, of record in Plat Book 4860, page 25, 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 WILLIAM T. ALFORD and wife, MILDRED H. ALFORD, by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, FORMERLY THE NASHVILLE HOUSING AUTHORITY, of record in Book 5986, page 43, dated December 30, 1982, said Register's Office.

WILLIAM T. ALFORD having died on or about February 12, 1994, leaving MILDRED H. ALFORD as the surviving tenant by the entirety.

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. 105-02-0-453.00.

Matters shown on the Plan of record in Plat Book 4860, page 25, said Register's Office.

Restrictive Covenants contained in deed of record in Book 5986, page 43, said Register's Office.

This is improved property located at 1018 9th Avenue South Nashville TN 37203

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 24th day of August, 2026.

Mildred H. Alford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of August, 2026.

Notary Public

My Commission Expires: 5/8/2028

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