

After Recording Return to:
CLA Title & Escrow
9210 Corporate Boulevard
Suite 150
Rockville, MD 20850

Property Address:
3907 Fleetwood Avenue
Baltimore, MD 21206
Tax ID # 27045595 004

Title Insurance: Fidelity National Title Insurance Company

This Deed, made this 13th day of November, 2025 by and between JAJ Homes, L.L.C., a Maryland Limited Liability Company, party of the first part, Grantor; and Donna S. Moody and Shawn P. Moody, as tenants by the entirety, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of **THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$345,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Donna S. Moody and Shawn P. Moody, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Donna S. Moody and Shawn P. Moody, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

~~As Witness~~ the hand and seal of said Grantor, the day and year first above written.

JAJ Homes, L.L.C., a Maryland Limited
Liability Company

By: [Signature] Sole member (SEAL)
James Bowen, Sole Member

STATE OF MARYLAND
COUNTY OF Anne Arundel

On this 13th day of November, 2025, before me, the undersigned officer, personally appeared James Bowen, Sole Member of JAJ Homes, L.L.C., a Limited Liability Company, and that he/she/they, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as Sole Member.

In witness thereof I hereunto set my hand and official seal.

[Signature]
Signature of notary public

Notary Public
My Commission Expires: August 28, 2028



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Joel L. Steinberg, Esq. (SEAL)