New Line Title & Escrow Company
File No. **NLT26-22627**
Tax ID # **27-15-4820B-071**

This Deed, made this 28th day of September, 2026 by and between **Bryn B. Parchman, Trustee of The Todd and Bryn Parchman Living Trust dated December 15, 2022**, party of the first part, Grantor; and **Julia Ann Doyle**, party of the second part, Grantee.

- Witnesseth –

That for and in consideration of the sum of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($875,000.00), 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 Grantee, as sole owner, her successors 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:

BEGINNING for the same at a point in the center line of Bryn Mawr Road 20 feet wide at a point distant 339 and 48/100ths feet northeasterly measured along said center line from the intersection of said center line of Bryn Mawr Road with the center line of Harriton Road 20 feet wide, said beginning point being at the end of the first line of the land described in a Deed from Charles G. Fenwick to Edward A. Hartman and wife dated February 15, 1937 and recorded among the Land Records of Baltimore City in Liber S.C.L. No. 5696, folio 557 and running thence with and binding on the second line of the land described in said Deed north 12 degrees 50 minutes west 220 and 72/100ths feet to a point in the north 60 degrees 02 minutes east 629 and 52/100ths foot line of the land described in a Deed from Harry E. Gilbert, et al., to Charles G. Fenwick dated July 7, 1927 and recorded among the aforesaid Land Records in Liber S.C.L. No. 4762, folio 583, thence running with and binding on said last mentioned line north 60 degrees 02 minutes east 158 and 15/100ths feet, thence leaving said line and running by a line 7 feet westerly from and parallel to the fifth line described in a Deed from Charles G. Fenwick to Maynard C. Nicholl and wife dated September 25, 1937 and recorded among the aforesaid Land Records in Liber S.C.L. No. 5761, folio 531 south 4 degrees 49 minutes east 247 and 39/100ths feet, more or less, to the center line of Bryn Mawr Road and thence southwesterly binding on the center line of Bryn Mawr Road, 121 feet to the place of beginning.

SAVING AND EXCEPTING, however, so much of the above described lot as was conveyed by Willard C. Holloway and wife to Charles G. Page and wife by Deed dated January 14, 1949 and recorded among the Land Records of Baltimore City in Liber M.L.P. No. 7680, folio 289, which portion so excepted from this conveyance is described as follows:

BEGINNING for the same in the center line of Bryn Mawr Road 20 feet wide at a point distant 339 and 48/100ths feet northeasterly measured along said center line from the intersection of said center line of Bryn Mawr Road with the center line of Harriton Road 20 feet wide, said point being at the beginning of the land described in a Deed from Charles G. Fenwick to Willard C. Holloway and wife dated January 4, 1940 and recorded among the Land Records of Baltimore City in Liber M.L.P. No. 6016, folio 89 and running thence binding on the center line of Bryn Mawr Road northeasterly by a line curving toward the east with a radius of 240 feet for the distance of 10 feet, thence

running for a line of division north 34 degrees 22 minutes 37 seconds west 25 and 2/100ths feet to a point in the first line of the land described in said Deed and thence binding reversely on part of said first line south 12 degrees 50 minutes east 27 and 23/100ths feet to the place of beginning.

The improvements thereon being known as 1110 Bryn Mawr Road.

Being the same property which by deed dated May 17, 2023, and recorded among the Land Records of Baltimore City, Maryland on September 5, 2023, in Liber 26203, in Folio 44, was granted and conveyed by Todd Parchman and Bryn Parchman unto Todd Parchman and Bryn Parchman, Trustees of the Todd and Bryn Parchman Living Trust Dated December 15, 2022. The said Todd Parchman having departed this life on or about May 9, 2025

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 Grantee, as sole owner, her successors 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

WITNESS

The Todd and Bryn Parchman Living Trust
dated December 15, 2022

By: _____, Trustee
Bryn B. Parchman, Trustee

STATE OF MARYLAND
COUNTY OF Baltimore, to wit:

I hereby certify that on the _____ day of September, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bryn B. Parchman, Trustee of The Todd and Bryn Parchman Living Trust dated December 15, 2022, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

_____
Signature of Notary Public

My Commission Expires: 3/5/29

TAMARA L. VONEIFF NOTARY PUBLIC BALTIMORE COUNTY, MD

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 Supreme Court of Maryland.

_____ (SEAL)
David E. Miller, Esquire

AFTER RECORDING, PLEASE RETURN TO:
New Line Title & Escrow Company
10461 Mill Run Circle, Suite 125A
Owings Mills, MD 21117