Name and Address of New Owner:
J3 & Me, LLC
6314 Limewood Circle, Louisville, KY 40222

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 819904 DEEDWARR
03/11/2022 08:06:34 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20220311-0028115

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 6 1T 5.00

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, **5916 Morrow Holding Co, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **J3 & Me, LLC, a Kentucky Limited Liabality Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 1 (ERRONEOUSLY REFERRED TO AS LOT 2 ON THE DEED FOUND IN INSTRUMENT NO. 20060707-0081818) ON THE PRELIMARY PLAN OF MORROW ROAD SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.W. TURNER COMPANY, ENGINEERS, DATED AUGUST 7, 1947 AS FOLLOWS:

COMMENCING AT A SET IRON PIN LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF MORROW ROAD AND THE SOUTHEASTERLY MARGIN OF 60TH AVENUE NORTH, SAID IRON PIN BEING THE SOUTHWESTERLY CORNER OF 5916 MORROW HOLDING CO., LLC, INSTRUMENT 20180713-0068016 (RODC, TN); THENCE WITH SAID MARGIN OF SAID 60TH AVENUE NORTH, NORTH 35°57'09" EAST A DISTANCE OF 124.04 FEET TO A FOUND IRON PIN, SAID FOUND IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH SAID MARGIN OF SAID 60TH AVENUE NORTH, NORTH 35°46'57" EAST A DISTANCE OF 51.91 FEET TO A POINT, THENCE LEAVING SAID MARIGN OF 60TH AVENUE NORTH, SOUTH 54°23'52" EAST A DISTANCE OF 70.77 FEET TO A POINT; THENCE SOUTH 35°51'28" WEST A DISTANCE OF 53.15 FEET TO A POINT, THENCE NORTH 54°16'55" WEST A DISTANCE OF 15.20 FEET TO A FOUND IRON PIN; THENCE NORTH 54°11'44" WEST A DISTANCE OF 54.51 FEET TO THE POINT OF

BEGINNING, HAVING AN AREA OF 0.086 ACRES (3751 SQUARE FEET), MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 5916 MORROW HOLDING CO, LLC BY QUITCLAIM DEED FROM HR PROPERTIES OF TENNESSEE, GP, RECORDED ON JANUARY 7, 2020, OF RECORD IN INSTRUMENT NO. 20200107-0002253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 5916 MORROW HOLDING CO, LLC, BY WARRANTY DEED FROM HR PROPERTIES OF TENNESSEE, GP, RECORDED ON JULY 13, 2018, OF RECORD IN INSTRUMENT NO. 20180713-0068016, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 5918 MORROW RD., NASHVILLE, TN 37209.

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 8 day of March, 2022.

5916 Morrow Holding Co, LLC

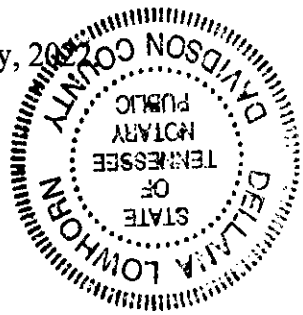
_____(SEAL)

John A Bell Jr.
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2022, before me personally appeared John A Bell Jr as Authorized Agent for 5916 Morrow Holding Co, LLC, 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 4th day of January, 2022.



Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9 day of March, 2022

M. Catherine Clearwaters
Notary Public
My commission expires: 1-6-25
File No. 2021-3449

